### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name	: B ABOVE CHILD CARE CENTER	
Address	: 1810 DAVIDSON AVENUE BTWN: WI	EST 176 ST., WEST 177 S
Borough	: BRONX	Agency's Number : N/A
Program / Asset #	: ACS0005.000 / 13415	Yr Built/Renovated : 1997 / 2010
Area Sq Ft	: 17,761	Project Type : CHILDREN'S SERVICES
Date of Survey	: 30-May-2018	Landmark Status : NONE
Areas Surveyed	: Basement, Roof, Floors 1,2	
Block	: 2861 Lot : 129	BIN : 2109470

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$259,700
Electrical		\$38,400
Mechanical	\$265,100	\$90,600
Site Pavements		\$47,700
Total	\$265,100	\$436,400
Importance Code A		\$313,200
Importance Code B	\$265,100	\$123,200
Total	\$265,100	\$436,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$45,200	\$2,000		\$4,500
Interior Architecture	\$6,100	\$3,300	\$1,700	\$14,400
Electrical	\$20,300	\$600	\$300	\$15,100
Mechanical	\$1,900	\$1,600	\$8,500	\$71,100
Site Pavements	\$2,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$79,400	\$11,400	\$14,400	\$109,000
Importance Code A	\$46,100	\$2,800	\$900	\$30,100
Importance Code B	\$33,300	\$8,600	\$12,500	\$78,900
Importance Code C			\$1,000	
Total	\$79,400	\$11,400	\$14,400	\$109,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Asset # : 13415

		Current F	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$4,400	
Masonry: Brick Cavity	90%	4+	\$20,000	LIFE	* *	5	\$25,600	
		xtent : Ligh : Through	t, Area Affected : . out	20%				
Metal Panel	3%			2049	* *	5-10	\$5,900	
Window Wall	5%			2049	* *	5	\$5,300	
Windows								
Aluminum	95%			2045	* *	5	\$3,600	
Glass Block	5%	Now	\$1,000	LIFE	* *	5	\$100	
			xtent : Moderate, 2 nding Between 1-2					
Parapets								
Masonry: Brick Cavity	82%			LIFE	* *	5	\$2,900	
Metal Panel	3%			2039	* *	5	\$400	
Metal Rail	5%			2042	* *	5-10	\$3,200	
Pre-Cast Concrete	10%	4+	\$300	LIFE	* *	5	\$2,200	
	0		d, Extent : Modera tones Throughout	te, Area	Affected : 50%			
Roof								
Built-Up (BUR)			\$14,200 Extent : Light, Are ond Floor And Pa					
	Ponding, E		derate, Area Affec					
	Vegetation	-	xtent : Moderate,					
			J Access Doors Fr	om 2nd 1	Floor			
Metal Panel	25%	Now			* *			
Metal Panel	Deteriorat		\$1,500 \$1,500 Extent : Moderate, Roofs Throughout	2034	* *			
Metal Panel	Deteriorate Location Water Pen	ed Finish, 1 : Pitched I etration, E: : Southeas	\$1,500 Extent : Moderate, Roofs Throughout xtent : Moderate, 2	2034 Area Aff Area Affe	* * fected : 35%	ce. Leak	. Into Entry	
Metal Panel Modified Bitumen	Deteriorate Location Water Pene Location	ed Finish, 1 : Pitched I etration, E: : Southeas	\$1,500 Extent : Moderate, Roofs Throughout xtent : Moderate, 2	2034 Area Aff Area Affe	* * fected : 35% cted : 10% bove Main Entran	<i>ce. Leak</i>	Thto Entry \$8,300	
	Deteriorate Location Water Pene Location Vestibule 33% 2% Miss/Dama	ed Finish, 1 : Pitched I etration, E. : Southeas : Now aged Flash	\$1,500 Extent : Moderate, Roofs Throughout xtent : Moderate, A t Corner Of Pitche \$8,300 ings, Extent : Mod	2034 Area Aff Area Affe A Roof A 2029 2039	* * Sected : 35% cted : 10% bove Main Entran \$117,400 * *		-	
Modified Bitumen	Deteriorate Location Water Pene Location Vestibule 33% 2% Miss/Dama Location Water Pene	ed Finish, 1 : Pitched I etration, E. : Southeas : Now aged Flash : Over Ma	\$1,500 Extent : Moderate, Roofs Throughout xtent : Moderate, 2 t Corner Of Pitche \$8,300 ings, Extent : Mod in Stair xtent : Moderate, 2	2034 Area Affe ad Roof A 2029 2039 erate, Ar	* * Fected : 35% cted : 10% bove Main Entran \$117,400 * * rea Affected : 15%		-	
Modified Bitumen	Deteriorate Location Water Pene Location Vestibule 33% 2% Miss/Damo Location Water Pene Location Other Obso Location	ed Finish, 1 : Pitched I etration, E. : Southeas : Now aged Flash : Over Ma etration, E. : Over Ma ervation, E : Over Ma	\$1,500 Extent : Moderate, Roofs Throughout xtent : Moderate, A t Corner Of Pitche \$8,300 ings, Extent : Mod in Stair xtent : Moderate, A in Stair xtent : Light, Area in Stair	2034 Area Aff d Roof A 2029 2039 erate, Ar Area Affe	** fected : 35% cted : 10% bove Main Entran \$117,400 ** ea Affected : 15% cted : 5%		-	
Modified Bitumen	Deteriorate Location Water Pene Location Vestibule 33% 2% Miss/Damo Location Water Pene Location Other Obso Location	ed Finish, 1 : Pitched I etration, E. : Southeas : Now aged Flash : Over Ma etration, E. : Over Ma ervation, E : Over Ma	\$1,500 Extent : Moderate, Roofs Throughout xtent : Moderate, 4 t Corner Of Pitche \$8,300 ings, Extent : Mod in Stair xtent : Moderate, 4 in Stair xtent : Light, Area	2034 Area Aff d Roof A 2029 2039 erate, Ar Area Affe	** fected : 35% cted : 10% bove Main Entran \$117,400 ** ea Affected : 15% cted : 5%		-	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Asset # : 13415

			A5561#.13	-15				
Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Floors								
Carpet	10%			2025	\$35,400	3	\$4,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,900	
Ceramic Tile	5%			2038	* *	5	\$1,300	
Quarry Tile	10%			2042	* *	5	\$4,000	
Vinyl Tile	70%	4+	\$3,300	2034	* *	3	\$7,000	
			tent : Light, Area A	Iffected :	10%			
		: Through						
			xtent : Severe, Are					
	Location	: 1st Floor	r Classroom - Sout	h Of Mai	in Stair			
Interior Walls						-	<b>*</b>	
Ceramic Tile	5%			2038	* *	5	\$2,100	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,700	
Gypsum Board	82%			LIFE	* *	5	\$20,300	
Metal: Cage/Fence	3%			LIFE	* *			
Ceilings	4 = 0 (			• • • •	ate ate	_	<b>* -</b>	
AcousTileConcealSpLn				2034	* *	5	\$5,000	
AcousTileSusp.Lay-In	72%			2034	* *	5	\$19,200	
Exposed Struc: Steel	3%		<b>**</b>	LIFE	* *	_	<b>†2 2</b> 0 0	
Gypsum Board	10%	0-2	\$2,800	LIFE	**	5	\$3,300	
	-	-	Extent : Moderate	-	ffected : 10%			
			nding Between Floo		. 1 100/			
			xtent : Moderate, A		cted : 10%			
	Location	: Stair Lai	nding Between Floo	ors 1-2				
Site Enclosure								
Fence/Gates	200/			2040	* *			
Chain Link	30%			2049	* *			
Iron Picket	70%			2064	• •			
Free Standing Walls	700/			20.40	* *			
Cast in Place Concrete	70%			2049	* *			
Masonry: Brick	30%			2049				
Retaining Walls	1000/			2064	* *			
Cast in Place Concrete	100%			2064	• •			
Site Pavements Public Sidewalk								
Cast in Place Concrete	1000/	Now	\$2,000	2042	* *			
Cast in Place Concrete			\$2,000 Extent : Moderate,					
	-		t To Front Entrance					
		0	ent : Moderate, Ar	•				
			t To Front Entrance					
On Site Well-wave	Locuiton			с Бу Пе	~			
On-Site Walkways Cast in Place Concrete	100%			2034	* *			
	100%			2034	· •			
Activity Yard Pavers/Stone	30%			2038	* *			
Rubber Matting	70%			2029	\$47,700			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

# ADMIN. FOR CHILDREN'S SERVICES - 068

# **B ABOVE CHILD CARE CENTER**

### Asset # : 13415

Electrical	Current Repair	Repair Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2039	* *	5	\$500	
	Other Observation, Extent : Light, Are Location : Electrical Room	a Affected : 100%				
	Explanation : No Nameplate Ratings	On The Semilee Su	vitah			
Switchgear / Switchboard	Explanation : No Numeplate Ratings	On The Service Sw	nich			
Molded Case Bkrs	100%	2039	* *	5	\$500	
Raceway	10070	2037		5	\$500	
Conduit	100% 4+ \$4,600	2039	* *	1		
	Covers Missing, Extent : Light, Area A					
	Location : Throughout					
Panelboards						
Fused Disc Sw	5%	2037	* *	5		
Molded Case Bkrs	95%	2037	* *	5	\$400	
Wiring						
Thermoplastic	100%	2039	* *	1		
Motor Controllers	1000/	2024	* *	-	¢100	
Locally Mounted	100% Conneded Entent : Light Aug Affects	2034	~ ~	5	\$100	
	Corroded, Extent : Light, Area Affected Location : Throughout	u . 10070				
bround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location : Basement					
i-htin-	Explanation : Water Main					
ighting Interior Lighting						
Fluorescent	60%	2034	* *	10	\$9,800	
Theorem	Other Observation, Extent : Light, Are			10	\$9,000	
	Location : Throughout The Building	55				
	Explanation : T-8 Lamps					
Fluorescent	10%	2034	* *	10	\$1,600	
	Other Observation, Extent : Light, Are	a Affected : 100%				
	Location : Throughout The Building					
	Explanation : Compact Fluorescent	Lamps				
Fluorescent	30% Now \$6,100	2034	* *			
	Malfunctioning, Extent : Light, Area A Location : Throughout	ffected : 100%				
Egress Lighting						
Emergency, Battery	50%	2034	* *	10	\$2,100	
Exit, Battery	50%	2034	* *	10	\$600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Asset # : 13415

		F	Asset # : 13	415				
lectrical	Current Repair Future Replacement						aintenance	
ystem Component Type	% of Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ghting Exterior Lighting Fluorescent HID	Location	ervation, Ext : Roof	\$5,600 ent : Light, Area ed Via Switch	2029 2034 Affected	\$11,900 * * : 100%	10	\$300	
larm Security System No Component Generic			ent : Light, Area And Hallways	2029 Affected	\$11,200 : 100%	1	\$1,300	
Fire/Smoke Detection No Component Generic, Analog	Explana 80% 20% Malfunction Location Other Obs	tion : Intrusic Now oning, Extent 1: Throughou	sn Alarm, I Cam \$3,800 : Moderate, Are tt ent : Moderate, J	2029 a Affected		1-3	\$2,000	
lechanical ystem	Explana % of	Current Re		Futur	Fire Alarm System e Replacement Estimated Cost		aintenance Estimated Cost	Priorit
Component Type	Total	(Years)		FY	Listimuted Cost	(Yrs)	Listinated Cost	1 11011
eating Energy Source Natural Gas	100%			2039	* *	1		
Conversion Equipment Furnace	Location	: Roof	ent : Light, Area Mounted Units	2024 Affected	\$24,500 : 60%	1	\$5,300	
Hot Water Boiler	40% Other Obs Location		ent : Light, Area	2027 Affected	\$53,500 : 40%	1	\$3,500	
Distribution Hot Wtr Piping/Pump	Unit Inope Location Other Obs	a : 1 Of 2 Pun ervation, Ext	\$500 t : Moderate, Are nps Removed ent : Severe, Are m, Basement			4	\$400	
	Explana	tion : Hot Wa	ter Supply Pump	Is Not W	Vorking			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 13415

Mechanical		Current F	Repair	Future	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Ieating									
Terminal Devices									
Convector/Radiator	40%			2027	\$37,100	1	\$2,300		
No Component	60%								
Air Conditioning									
Energy Source									
Electricity	100%			2037	* *	1			
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2024	\$217,100	2	\$1,100		
freating, cooning	Other Obs Location		Extent : Light, Area	Affected	: 100%				
	Explana	tion : 6 Uni	its						
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2	\$23,100		
Ventilation									
Distribution	1000/	N	¢ 47 000	LIPP	* *	2.5	<b>#0.000</b>		
Ductwork/Diffusers	Damaged,	Now Extent : M : 2nd Floc	\$47,900 oderate, Area Affe or	LIFE ected : 309		2-5	\$9,900		
		ervation, E : Through	Extent : Severe, Are out	ea Affected	d : 7%				
	Explana	tion : Insule	ation Damage						
Exhaust Fans									
Roof	100%			2024	\$28,800	2	\$500		
Plumbing									
H/C Water Piping	1000/			2020	* *	1			
Brass/Copper	100%			2039	· · ·	1			
Water Heater Gas Fired	100%			2024	\$10,600	2	\$300		
Gas Flied		arreation F	Extent : Light, Area		\$10,600	2	\$200		
		: Basemen		i Mjjecieu	. 10070				
			Gallons For Buildi	ng And 75	Gallons For Kitc	hen			
Sanitary Piping	Enprunu		Junionis I of Dunium						
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping				_					
Cast Iron	100%			LIFE	* *	1			
Sewage Ejector(s)									
Electric	100%			2024	\$5,000	4	\$700		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%		_	LIFE	* *				
			Extent : Light, Area	Affected	: 100%				
			t To 2nd Floor						
	Explana	tion : One l	Unit						

#### Fire Suppression

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 13415

Mechanical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Sprinkler							
No Component	70%						
Generic	30%		2039	* *	1-2	\$1,500	
Chemical System							
No Component	99%						
Generic	1%		2024	\$300	1-3		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Total		\$44,800	\$202,000
Mechanical			\$202,000
Exterior Architec	ture	\$44,800	
CAPITAL		FY 2021 - 2024	FY 2025 - 2030
Block	: 10941 Lot : 206	BIN	: 4234212
Areas Surveyed	: Basement, Roof, Floors 1,2		
Date of Survey	: 13-Dec-2018	Landmark Status	: NONE
Area Sq Ft	: 16,526	Project Type	: CHILDREN'S SERVICES
Program / Asset #	: ACS0006.000 / 13416	Yr Built/Renovated	: 1998 / 2011
Borough	: QUEENS	Agency's Number	: N/A
Address	: 109-60 202ND STREET BTWN: HO	LLIS AVE., 111 AVE	
Asset Name	: BLANCHE COMMUNITY DAY CA	ARE CTR.	

Total	\$44,800	\$202,000
Importance Code B		\$202,000
Importance Code A	\$44,800	

EXPENSE Exterior Architecture	<b>FY 2021</b> \$67,700	FY 2022	<b>FY 2023</b> \$10,700	FY 2024
Interior Architecture	\$43,400		\$3,200	\$1,700
Electrical	\$900	\$500	\$600	\$500
Mechanical	\$15,000	\$1,700	\$2,600	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,900	\$6,100	\$21,100	\$7,400
Importance Code A	\$68,500	\$800	\$11,500	\$800
Importance Code B	\$36,200	\$5,300	\$9,600	\$5,400
Importance Code C	\$26,200			\$1,100
Total	\$130,900	\$6,100	\$21,100	\$7,400



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### Asset # : 13416

Architecture	Current Re	epair	Future R	eplacement	Μ	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Masonry: Brick Cavity	65% Now Water Penetration, Ext Location : Custodian	ent : Severe, Area A	LIFE Iffected :	* * 30%	5	\$22,900	
Metal/Glass Curt Wall	20% Now Caulking Deteriorated, Location : Throughou	\$23,300 I Extent : Severe, Ar	LIFE ea Affecte	* * ed : 15%	5	\$13,200	
Metal Panel	5% Now Broken/Missing Elemen Location : Throughou	nts, Extent : Severe,	2050 Area Affe	* * Tected : 10%	5	\$3,300	
Metal: Cage/Fence	10%	2	2043	* *	5	\$15,400	
Windows Aluminum	90% 4+ Glazing Broken/Cracke Location : 2nd Floor Water Penetration, Ext Location : Classroom Weather Strip Missing,	ed, Extent : Modera Corridor ent : Moderate, Are s 118 And 117; Off	a Affecte ices On 2	d : 20% nd Floor	5	\$4,000	
Glass Block	Location : Throughou 10%	ıt	LIFE	**	5	\$1,100	
Parapets							
Concrete Masonry Unit Masonry: Brick Cavity	50% 45% 4+ Other Observation, Ext Location : Roof Para Explanation : Stucco	\$4,900 I tent : Moderate, Are pets		* * * * d : 10%	5-10 5	\$12,500 \$2,000	
Metal: Cage/Fence	Explanation : Stateo       5%       4+       Corrosion/Rusting, Ext       Location : Throughout	\$500 2 ent : Moderate, Are	2035	* * d : 20%	5	\$700	
Roof	0						
Metal Panel Modified Bitumen	10% 90% 0-2 Water Penetration, Ext Location : Lower Roo	\$10,300 2 ent : Moderate, Are	2043 2035 va Affected	* * * * d : 5%	10	\$3,000	
Soffits							
Stucco Cement	100%	2	2043	* *	5		
nterior							
Floors Ceramic Tile Panel/Paver: Cer/Brk	5% 5%	2	2039 2046	* * * *	5 5	\$1,100 \$2,500	
Quarry Tile	5%		2043	* *	5	\$1,700	
Vinyl Tile	85%	2	2035	* *	3	\$7,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

### Asset # : 13416

		A3501 #	. 10410				
Architecture		Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated ( (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior							
Interior Walls							
Ceramic Tile	5%		2039	* *	5	\$2,300	
Concrete Masonry Unit	20%		LIFE	* *	5	\$7,300	
Gypsum Board	20%		LIFE	* *	5-10	\$15,500	
SGFT/Glazed Masonry	55%		LIFE	* *	10	\$12,600	
Ceilings							
AcousTileSusp.Lay-In	65%	4+ \$6,1	100 2043	* *	5	\$7,200	
	Water Per	etration, Extent : Moder	rate, Area Affe	ected : 2%			
	Location	: Room 022 Cluster Fai	mily, 2nd Floc	or Corridor, Storag	e Room	021	
Exposed Concrete	20%		LIFE	* *	5-10	\$5,600	
Exposed Struc: Steel	5%		LIFE	* *	10	\$2,200	
Metal Panel	10%		LIFE	* *	5	\$5,500	
Site Enclosure	-				-	· · )- · ·	
Fence/Gates							
Chain Link	20%		2050	* *			
Iron Picket	80%		2065	* *			
Free Standing Walls							
Masonry: Brick	100%		2050	* *			
Retaining Walls							
Masonry: Brick	100%		2050	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2043	* *			
Activity Yard	10070		2013				
Cast in Place Concrete	10%		2035	* *			
Rubber Matting	90%		2030				
	2070		2050				
Electrical		Current Repair	Futu	re Replacement	Μ	laintenance	
System	% of	Fail Date Estimated	Cost Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component		(Veers)	EV		(Vnc)		

lectrical	Current Repair	Future F	Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$100	
	Other Observation, Extent : Light,	Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Disco	onnect Switch Ra	ated At 800 Ampe	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2050	* *	5	\$400	
Raceway						
Conduit	100%	2050	* *	1		
Panelboards						
Fused Disc Sw	10%	2046	* *	5		
Molded Case Bkrs	90%	2046	* *	5	\$400	

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 13416

	ASSEL	#.13416			
Electrical	Current Repair	Future Replacem	ent	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated FY	Cost Cycl (Yrs	e Estimated Cost )	Priority
Under 600 Volts					
Wiring					
Thermoplastic	100%	2050	** 1		
Motor Controllers					
Locally Mounted	100%	2043	** 5	\$100	
Ground					
Grounding Devices	1000/		** 5	<b>\$5</b> 00	
Generic	100%	LIFE	** 5	\$500	
Lighting Interior Lighting					
Interior Lighting Fluorescent	95%	2035	** 10	\$14,400	
Tuorescent	T-8 Lamps And Fixtures, Extent			\$14,400	
	Location : Throughout The Bu		0		
Fluorescent	5%	2035	** 10	\$800	
Thoreseent	Compact Fluorescent Light, Ext			\$800	
	Location : Lobby And Hallway		0070		
Egress Lighting					
Emergency, Battery	50%	2035	** 10	\$2,000	
Exit, LED	50%	2058	** 1	4 )	
Exterior Lighting					
HID	30%	2035	** 10		
No Component	70%				
Alarm					
Security System					
No Component	70%		at at a	*	
Generic	30%	2035	** 1	\$1,900	
	Other Observation, Extent : Lig				
	Location : Hallways And Outs				
Fire/Smoke Detection	Explanation : CCTV Surveilla	nce Cumerus			
No Component	70%				
Generic, Digital	30%	2035	** 1-3	\$3,100	
Centerio, Digitai	Other Observation, Extent : Lig		15	\$3,100	
	Location : Hallways, Basemen				
	Explanation : Strobe Lights, M	Ianual Pull Stations, Alarm E	Bells, Smoke I	Detectors And Horns	
Mechanical	Current Repair	Future Replacem	ent	Maintenance	
System Component	% of Fail Date Estimate Total (Years)	d Cost Year Estimated FY	Cost Cycl (Yrs	e Estimated Cost	Priority
Туре		**	(115	,	<u> </u>
Heating					
Energy Source					
Natural Gas	100%	2050	** 1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

#### Asset # : 13416

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Conversion Equipment			• • • • •	<b>**</b> < < < <	_	<b>• - - •</b> •	
Furnace	70%		2030	\$26,600	1	\$5,700	
		ervation, Extent : Light, Area	Affected	: 100%			
	Location Explanat	ion : 6 Rooftop Units					
Hat Watan Dailan	<u>30%</u>	ion . O Koojiop Units	2025	* *	1	\$2.500	
Hot Water Boiler		ervation, Extent : Light, Area	2035		1	\$2,500	
		: Basement	лујестеи	. 100/0			
		ion : One Unit					
Distribution	Buptuntun						
Hot Wtr Piping/Pump	30%		2046	* *	4	\$400	
No Component	70%						
Terminal Devices							
Convector/Radiator	30%		2043	* *	1	\$1,600	
No Component	70%						
Air Conditioning							
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%	0-2 \$10,100	2030	\$202,000	2	\$800	
Heating/Cooling				. 1 500/			
		ervation, Extent : Moderate, .	Area Affe	ected : 50%			
	Location	•					
Ventilation	Explanal	ion : 3 Of 6 Defective Packag	зеа коол	op Units			
Distribution							
Ductwork/Diffusers	100%	0-2 \$3,000	LIFE	* *	2-5	\$9,200	
Ductwork Diffusers		riorating, Extent : Moderate,		fected : 20%	23	\$9,200	
	Location	-	55				
Exhaust Fans		0					
Roof	100%		2030	\$26,800	2	\$500	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
Water Heater							
Gas Fired	100%		2029	\$9,800	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)				×		<b>*</b> = * ·	
Submersible	100%		2021	\$500	4	\$500	
Sewage Ejector(s)	1000		0000	<b>.</b>		<b>41</b> 000	
Electric	100%		2030	\$4,600	4	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

#### Asset # : 13416

Machanical							
Mechanical	Current Repair	Future Repla	cement	Μ	aintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Backflow Preventer							
Generic	20%	2035	* *	1	\$200		
	Other Observation, Extent : Lig	ht, Area Affected : 20%					
	Location : Boiler Room						
	Explanation : Boiler And Hot	Water Heater Only					
Generic	80%	2038	* *	1	\$800		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Lig	ht, Area Affected : 100%	, )				
	Location : Basement To Roof						
	Explanation : One Unit						
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%	2050	* *	1-2	\$500		
Chemical System							
No Component	98%						
Generic	2%	2025	\$500	1-3	\$100		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Kitchen						
	Explanation : 1 Set						

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>1250 E. 22</li> <li>BRONX</li> <li>HRA0049</li> <li>4,000</li> <li>21-Jun-20</li> </ul>	.010 / 54	L ALPHA COTTAGE Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1965 / 2012 : CHILDREN'S SERV : NONE : 2097408	/ICES
			EV 2024 2024		
CAPITAL Exterior Architect Electrical	ture		<b>FY 2021 - 2024</b> \$105,000 \$68,500		FY 2025 - 2030
Mechanical					\$83,400
Total			\$173,600		\$83,400
Importance Code	А		\$105,000		
Importance Code			\$68,500		\$83,400
Total			\$173,600		\$83,400
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$22,000		\$1,400	
Interior Architect	ure	\$3,100			\$900
Electrical		\$200	\$100	\$3,800	\$100
Mechanical		\$300	\$400	\$1,600	\$500
Total		\$25,700	\$500	\$6,800	\$1,400
Importance Code	А	\$22,200	\$200	\$1,600	\$200
Importance Code Importance Code		\$3,500	\$300	\$5,200	\$1,200
Total		\$25,700	\$500	\$6,800	\$1,400



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

#### Asset # : 54

Architecture	Current I	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls					_		
Masonry: Brick	98% Now Corrosion/Rusting, E Location : Window Diagonal Cracks, Ex Location : Fire Esc Jnt Mortar Miss/Erod	Lintels tent : Moderate, Ai pae	ea Affecte	ed : 1%	5	\$16,700	
	Location : Through		- v	0			
Slate Panels	2% Now Broken/Missing Elem Location : Window Jnt Mortar Miss/Eroo Location : Window	Sills d, Extent : Modera			5	\$300	
Windows	Location : Window	51115					
Aluminum	70% 0-2 Air Infiltration, Exter Location : Fire Esc Recent Repair Evider Location : Fire Esc	ape 1t, Extent : Light, A	rea Affect		5	\$800	
Metal/Detention Type	30%	*	2038	* *	5	\$2,500	
Parapets	2070		2000		0	<i> </i>	
Masonry: Brick	95%		LIFE	* *	5	\$1,600	
Metal Panel	5%		2038	* *	5	\$300	
Roof							
Modified Bitumen	100% Now Drains Clogged, Exte Location : East Roo Ponding, Extent : Sev Location : East Roo	of Drain vere, Area Affected		* *			1
terior		*					
Floors Cast in Place Concrete	5% Cracking/Crumbling, Location : Boiler R		LIFE , Area Aff	* * Sected : 2%	5	\$800	
Ceramic Tile	5%		2041	* *	5	\$400	
Vinyl Tile	90%		2036	* *	3	\$3,400	
	Cracking/Crumbling, Location : Through Worn/Eroded, Extent Location : Through	out : Moderate, Area					
Interior Walls							
Concrete Masonry Unit	70% 30%		LIFE	* *	5 5	\$3,400	
Plaster	3070		LIFE		3	\$1,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Asset # : 54

Architecture	Current Repair	Future Replace	ement	Μ	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)			Cycle (Yrs)	Estimated Cost	Priority
nterior Ceilings Plaster	100% 0-2 \$ Cracking/Crumbling, Extent : M Location : Basement	2,100 LIFE Ioderate, Area Affected : 1	* * %	5	\$4,800	
ite Enclosure Retaining Walls Cast in Place Concrete Masonry: Brick ite Pavements	60% 40%	2048 2038	* * * *			
On-Site Walkways Asphalt	100%	2031	* *			
Electrical	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Service Equipment Fused Disc Sw	100% Other Observation, Extent : Lig Location : Electrical Room Explanation : One 400 Amper		* *	5		
Switchgear / Switchboard Fused Disc Sw	100%	2038	* *	5		
Raceway Conduit	100%	2038	* *	1		
Panelboards Molded Case Bkrs	100%	2036	* *	5	\$100	
Wiring Thermoplastic	100%	2038	* *	1		
Motor Controllers Locally Mounted	100%	2033	* *	5		
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$100	
ighting Interior Lighting Fluorescent	100% T-12 Lamps And Fixtures, Exten Location : Throughout		68,500 700%	10	\$3,700	
Egress Lighting Emergency, Battery Exit, Battery	50% 50%		\$2,800 \$2,400	10	\$500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Asset # : 54

			5el # . 54					
Electrical		Current Repair	F	uture	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estim (Years)		ear 'Y	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Exterior Lighting	• • • • •		•		4.4	10		
HID	20%		20		* *	10		
		ervation, Extent :	Light, Area Affe	cted	: 100%			
		: Throughout	Via Dhotocoll					
		tion : Controlled V	la Photocell					
No Component	80%							
larm								
Security System	700/							
No Component	70% 30%		20	20	\$2,800	1	\$500	
Generic Fire/Smoke Detection	30%		20	28	\$3,800	1	\$500	
No Component	70%							
Generic, Analog	30%		20	22	* *	1-3	\$800	
Generic, Analog	3070		20	55		1-3	\$800	
Mechanical		Current Repair	F	uture	e Replacement	M	aintenance	
System	% of	Fail Date Estim	ated Cost Ye	ear	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total	(Years)		Y	Listination Cost	(Yrs)		1110110
Туре								
leating								
Energy Source	1000/		20	20	* *	1		
Natural Gas	100%		20	38	4. 4.	1		
Conversion Equipment	100%		20	<b>^</b>	* *	1	¢2 000	
Hot Water Boiler		ervation, Extent :	20 Light Area Affa			1	\$2,000	
		: Basement	Ligni, Areu Ajjeo	cieu	. 100/0			
		tion : 1 Gas Fired	Modular Hot W	ator	Roilar			
Distribution	Ехрійни	uon . 1 Ous Pireu		uler.	Doller			
Hot Wtr Piping/Pump	100%		20	36	* *	4	\$200	
Terminal Devices	10070		20	50			\$200	
Convector/Radiator	100%		20	33	* *	1	\$1,300	
ir Conditioning	10070		20			1	\$1,500	
Energy Source								
Electricity	100%		20	36	* *	1		
Conversion Equipment								
Split Unit	100%		20	28	\$83,400			
*		ervation, Extent :						
		: Basement, 1st A						
	Explana	tion : 3 Condenser	s On The Roof.	3 Air	Handling Units In	n Each Fl	loor. Refrigerant	
	-	lissing Insulation I			-			
Distribution								
Ductwork/Diffusers	100%		LI	FE	* *	2	\$5,200	
Ventilation								

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 54

Mechanical	Current Repair	Future Re	placement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Wall Unit	10%	2028	\$100	2		
	Other Observation, Extent : Light	**				
	Location : 1st Floor Kitchen An					
	Explanation : Exhaust Fan Loca	ated Only In 1st Floo	or Kitchen An	d 2nd Fl	oor Bathroom	
No Component	90%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Gas Fired	100%	2026	\$2,400	2	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	Other Observation, Extent : Mode	erate, Area Affected	: 100%			
	Location : Roof					
	Explanation : Roof Drain Clogg	ged.				
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2038	* *	1-2	\$100	
	No Backflow Preventer, Extent : . Location : Basement	Moderate, Area Affe	cted : 100%			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name Address		PHER STREET SCHOO I 229TH STREET	L MAIN BUILDING		
Borough	: BRONX		Agency's Number	: N/A	
Program / Asset #	: HRA0049.	000 / 1947	Yr Built/Renovated		
Area Sq Ft	: 37,482		<b>Project</b> Type	: CHILDREN'S SERV	ICES
Date of Survey	: 28-Jul-201	7	Landmark Status	: NONE	
Areas Surveyed	: Basement,	Roof, Floors 1,2			
Block	: 4905	Lot : 2	BIN	: 2097408	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architect	ture		\$389,400		\$71,500
Mechanical			\$114,500		\$64,900
Site Enclosure			\$57,000		
Total			\$561,000		\$136,300
Importance Code	А		\$389,400		\$136,300
Importance Code	В		\$171,600		
Total			\$561,000		\$136,300
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architect	ture	\$11,700			\$800
Interior Architect	ure	\$53,700	\$2,600		\$2,100
Electrical		\$4,800	\$6,200	\$68,900	\$8,100
Mechanical		\$2,200	\$2,400	\$18,200	\$2,400
Site Enclosure		\$30,600			
Site Pavements		\$11,300			
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$118,300	\$15,200	\$91,100	\$17,400
Importance Code	A	\$11,800	\$400	\$100	\$1,200
Importance Code		\$57,100	\$13,600	\$90,900	\$16,200
Importance Code	С	\$49,400	\$1,200		
Total		\$118,300	\$15,200	\$91,100	\$17,400



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1947

chitecture		Current Rep	pair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	20/			TIPP	* *	-	¢11.700	
Cast in Place Concrete	3%		<b># 1=</b> 000	LIFE	* *	5	\$11,700	
Masonry: Brick		Now	\$45,000	LIFE		5	\$71,500	
	0		t : Moderate, Ar	00		c1 · 11	D (	
			-	-	Room, Above Livin	ng Skills	Roof	
			Extent : Moderat	e, Area A	Affected : 5%			
		: Boiler Roor	n Chimney					
Masonry: Limestone	2%			LIFE	* *	5	\$1,200	
Stucco Cement	3%	2-4	\$1,400	2041	* *	5	\$2,900	
	Broken/Mi Location	-	ts, Extent : Mod	erate, Ar	ea Affected : 1%			
Windows								
Aluminum	100%			2044	* *	5	\$1,600	
Parapets								
Masonry: Brick	95%	0-2	\$10,100	LIFE	* *	5	\$8,400	
	-		t : Moderate, Ar	ea Affect	ted : 10%			
		: Throughout						
			rate, Area Affect	ed : 5%				
	Location	: Throughout	t					
Masonry: Limestone	5%			LIFE	* *	5	\$600	
Roof								
Modified Bitumen	52%			2033	* *	10	\$41,500	
Single Ply Membrane	20%			2036	* *	10	\$16,000	
Single Ply Membrane	23%	Now	\$302,900	2038	* *			
	Punct/Teat	·/Impact Dam	age, Extent : Se	vere, Are	ea Affected : 25%			
		: Living Skill						
Skylight, Metal/Glass	5%	-		2048	* *	10	\$13,300	
Soffits				_			. ,	
Cast in Place Concrete	100%	2-4	\$200	LIFE	* *	5	\$900	
			t : Light, Area A		5%	-		
	-	: Living Skill	-					

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Asset # : 1947

Architecture	Cur <u>ren</u>	t Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		te Estimated Cost		Estimated Cost		Estimated Cost	Priority
terior	•						
Floors					_		
Cast in Place Concrete	5% Cracking/Crumblin Location : Boiler	g, Extent : Moderate Room	LIFE e, Area Aj	* * ffected : 2%	5	\$6,100	
Ceramic Tile	5%		2037	* *	5	\$2,800	
Quarry Tile	15% 0-2 Cracking/Crumblin Location : Basem	\$25,100 g, Extent : Moderate ent	2041 e, Area Aj	* * ffected : 5%	5	\$6,300	
Sheet Vinyl/Rubber	40% 2-4 Worn/Eroded, Exte	\$13,800 nt : Moderate, Area	2033 Affected	**	5	\$16,800	
	Location : Basem	ent					
Slate	5%		LIFE	* *	5	\$3,000	
Vinyl Tile	30%		2033	* *	3	\$8,400	
	Worn/Eroded, Exte Location : Throug	nt : Moderate, Area ghout	Affected	: 5%			
Interior Walls							
Ceramic Tile	5%		2037	* *	5	\$2,400	
Concrete Masonry Unit	5% Now Diagonal Cracks, E Location : Water	\$5,600 Extent : Moderate, At Main Room	LIFE rea Affect	* * ted : 20%	5	\$1,000	
	Horizontal Cracks, Location : Water	Extent : Moderate, 2 Main Room	Area Affe	cted : 20%			
Fiberglass Panel	35%		LIFE	* *			
Gypsum Board		\$1,900 Extent : Moderate, A Skills Room, Mold	LIFE Area Affe	* * cted : 2%	5	\$13,100	
Metal Panel	10%		LIFE	* *			
Ceilings							
AcousTileSusp.Lay-In	12% 0-2 Water Penetration, Location : Living	\$800 Extent : Moderate, A Skills Room	2041 Area Affe	* * cted : 2%	5	\$2,200	
Exposed Concrete	5% Now Cracking/Crumblin Location : Water	\$1,200 g, Extent : Severe, A Meter Room	LIFE Irea Affec	* * ted : 5%	5	\$300	
	Diagonal Cracks, E Location : Water	Extent : Severe, Area Meter Room	Affected	: 5%			
Exposed Struc: Steel	3%		LIFE	* *			
Gypsum Board	40% Now Water Penetration, Location : Living	\$3,100 Extent : Moderate, A Skills Room	LIFE Area Affe	* * cted : 2%	5	\$18,600	
Metal Panel	10%		LIFE	* *	5	\$4,600	
Plaster	30%		LIFE	* *	5	\$7,000	

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Asset # : 1947

		ASSet # . Is					
Architecture	Curr	ent Repair	Future Replacen	nent	Μ	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Chain Link	5% Nov		2048	* *			
	-	Elements, Extent : Mod ketball Court, Detachea		: 50%			
Iron Picket	95% 2-4		2063	* *			
		ng, Extent : Moderate, A	Area Affected : 25%				
	Location : Thre	oughout					
		ish, Extent : Moderate,	Area Affected : 50%	ó			
	Location : Thre	oughout					
Free Standing Walls	1000/ NL	¢4.600	2020	* *			
Masonry: Brick	100% Nov Cracking/Crumb	w \$4,600 ling, Extent : Moderate	2038 Area Affected - 150				
	Location : Alor	-	, лгеи лугескей . 157	0			
Retaining Walls		6 ,					
Cast in Place Concrete	40%		2048	* *			
	Cracking/Crumb Location : Sout	ling, Extent : Moderate th Wall	e, Area Affected : 5%				
Masonry: Brick	50% Nov	w \$57,000	2038	* *			
	Cracking/Crumb Location : Alor	ling, Extent : Moderate 1g Driveway	e, Area Affected : 209	6			
	Jnt Mortar Miss/ Location : Alor	Erod, Extent : Moderau 19 Drivewav	te, Area Affected : 20	9%			
		ent : Moderate, Area Aj	ffected : 20%				
	Location : Alor	-	-				
Masonry: Fieldstone	10%		2038	* *			
Site Pavements							
On-Site Walkways	<b>5</b> 0/ <b>) I</b>	¢100	2010	ala ala			
Cast in Place Concrete	5% Nov		2048	**			
	Location : Wes	ling, Extent : Moderate t Facade	, Area Ajjeciea : 107	0			
Pavers/Stone	95% Nov	w \$11,200	2037	* *			
	-	ling, Extent : Moderate					
	Location : From	nt Entrance West Side (	Of Walkway				
Parking/Driveway	1009/		2021	* *			
Asphalt	100% Cracking/Crumb	ling, Extent : Light, Are	2031	<u>ጥ</u> ጥ			
	Location : Three		eu Affecteu : 2570				
Activity Yard		0					
Asphalt	100%		2031	* *			
-	Cracking/Crumb Location : Thre	ling, Extent : Light, Are oughout	ea Affected : 25%				
		on, Extent : Light, Area	Affected : 5%				
	Location : Three	-					
	Explanation : I	Plant Growth					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1947

		Assel # . I	-				
Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts			I				
Service Equipment							
Fused Disc Sw	Location	ervation, Extent : Light, Area 1 : Electrical Room tion : One 3000 Ampere Main			5	\$200	
Switchgear / Switchboard	<u>^</u>	*					
Fused Disc Sw	90%		2048	* *	5	\$100	
Molded Case Bkrs	10%		2048	* *	5	\$100	
Raceway							
Conduit	100%		2048	* *	1		
Panelboards							
Fused Disc Sw	10%		2044	* *	5	\$100	
Molded Case Bkrs	90%		2044	* *	5	\$900	
Wiring							
Thermoplastic	100%		2048	* *	1		
Motor Controllers	1000/		2041	ata ata	-	<b>#2</b> 00	
Locally Mounted	100%		2041	* *	5	\$300	
Ground							
Grounding Devices	1000/		LIPP	* *	F	¢(00	
Generic	100%		LIFE		5	\$600	
Stand-by Power Transfer Switches							
Automatic	100%		2041	* *	1	\$11,500	
. Tutoniulo	Other Obs Locatior	ervation, Extent : Light, Area n : 1st Floor	a Affected		1	ψ11,500	
C	Explana	tion : Three Transfer Switche	s Observe	ea			
Generators Diesel	Location	ervation, Extent : Moderate, 1 : Outside The Building tion : One 100 Kilowatt	2037 Area Affe	* * ected : 100%	1	\$14,500	
Batteries							
Lead/Acid	100%		2022	\$1,600	5	\$1,400	
Fuel Storage Day Tank	Location	ervation, Extent : Light, Area 1 : Outside	2044 a Affected	* * ' : 100%	5	\$7,000	
	Explana	tion : One 275 Gallon Tank					
Lighting							
Interior Lighting	050/		2022	* *	10	\$22 700	
Fluorescent	-	s And Fixtures, Extent : Light a : Throughout	2033 , Area Aff		10	\$32,700	
Incandescent	Location	servation, Extent : Light, Area 1 : 1st Floor Lobby tion : Downlights	2023 a Affected	\$32,100 1 : 100%	2		

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1947

	A33	$e(\pi, 134)$				
Electrical	Current Repair	Future Repla	cement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	60%	2033	* *	1		
Exit, Service	40%	2033	* *	1		
Exterior Lighting						
HID	20%	2033	* *	10		
	Other Observation, Extent : 1	Light, Area Affected : 100%				
	Location : Roof					
	Explanation : Controlled V	ia Photocell				
No Component	80%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2031	* *	5	\$1,100	
Alarm						
Security System						
No Component	50%		* *		*	
Generic	50%	2033	* *	1	\$7,000	
Fire/Smoke Detection						
No Component	70%	2022	* *	1.0	<b>#7</b> 100	
Generic, Analog	30%	2033	* *	1-3	\$7,100	
	Other Observation, Extent : 1	Light, Area Affectea : 100%				
	Location : Hallways	Swoko Dotostov Alava Be	lla Houne	And Man	wal Dull Station	
	Explanation : Strobe Lights	, Smoke Delector, Alarm De	eus, поrn A	ana man	iuai Puli Station	
Mechanical	Current Repair	Future Repla	cement	М	aintenance	
System						<b>D</b> • • •
Component	% of Fail Date Estima Total (Years)	ated Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Total (Tears)	ГІ		(115)		
Heating						
Energy Source						
Electricity	10%	2048	* *	1		
Natural Gas	2%	2048	* *	1		

rio component	0070						
Conversion Equipment							
Furnace	2%	2033	* *	1	\$400		
	Other Observation, Extent : Light, Area Affected : 2%						
	Location : Lower Roof						
	Explanation : 1 Unit Serving Ba	asic Living Skill Cen	iter.				
Radiant Heater	10%	2028	\$64,900	2	\$1,700		
	Other Observation, Extent : Light, Area Affected : 5%						
	Location : Stairways						
	Explanation : 11 Electric Radia	ints					
No Component	88%						
Distribution							
Ductwork/Diffusers	2%	LIFE	* *	2-5	\$400		
No Component	98%						
<u>a</u> 1'							

Air Conditioning

No Component

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

88%

Asset # : 1947

			Asset # : 1	<u> </u>				
Mechanical		Current I	Repair	Futur	re Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source				• • • • •				
Electricity	50%			2044	* *	1		
Natural Gas	50%			2048	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	73%			2033	* *	2	\$1,700	
6 6	Other Obs	ervation, E	xtent : Light, Area	Affected	l : 100%			
	Location		0					
	Explana	tion : 8 Roc	oftop Package Unit	S				
Ext Pkg Unit - Heating/Cooling	25%	Now	\$114,500	2038	* *	2	\$500	
			xtent : Moderate, A	4rea Affe	ected : 100%			
		: Upper R						
	Explana	tion : Unit	2 And 6 Compresso	ors Not V	Vorking.			
Split Unit	1%			2028	\$7,800			
Window/Wall Unit	1%			2023	\$800	1		
Distribution								
Ductwork/Diffusers	98%			LIFE	* *	2	\$47,800	
Ductwork/Diffusers		Now	\$400	LIFE	* *	2	\$1,000	
		eriorating, 1 : Upper R	Extent : Light, Are oof	a Affecte	ed : 100%			
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,900	
Exhaust Fans								
Roof	98%			2033	* *	2	\$1,100	
Roof	2%			2038	* *	2		
		erable, Exte 1 : Upper R	ent : Light, Area A <u>f</u> oof	fected :	100%			
lumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater	1000/			2026	<b>***</b>	2	<b>\$5</b> 00	
Gas Fired	100%			2026	\$22,300	2	\$500	
			Extent : Light, Area	Ајјестеа	1:100%			
		: Basemen						
	Explana	tion : 3 Uni	ts					
Sanitary Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	·•• * •••	1		
Storm Drain Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	<b>*</b> -	1		
Backflow Preventer	1000/			2022	* *	1	¢2 200	
Generic	100%			2033	·••2 · •••	1	\$2,300	
Fixtures Generic	100%							
Vertical Transport	100%							

Vertical Transport

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 1947

Mechanical	Current Repair	nt Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
Fire Suppression							
Sprinkler							
Generic	100%	2048	* *	1-2	\$10,500		
Chemical System							
Generic	100%	2026	\$27,200	1-3	\$3,700		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

CAPITAL		FY 2021 - 2024	FY 2025 - 2030
Block	: 4905 Lot : 2	BIN	: 2097408
Areas Surveyed	: Basement, Roof, Floors 1,2		
Date of Survey	: 21-Jun-2017	Landmark Status	: NONE
Area Sq Ft	: 4,000	Project Type	: CHILDREN'S SERVICES
Program / Asset #	: HRA0049.020 / 30	Yr Built/Renovated	: 1965 / 2012
Borough	: BRONX	Agency's Number	: N/A
Address	: 1250 E. 229TH ST.		
Asset Name	: CHRISTOPHER STREET SCHOOL	OMEGA COTTAG	E

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Exterior Architecture		\$55,500		
Electrical				\$111,700
Mechanical				\$83,400
Total		\$55,500		\$195,100
Importance Code A		\$55,500		
Importance Code B				\$195,100
Total		\$55,500		\$195,100
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,800		\$800	
Interior Architecture	\$7,500	\$400		\$800
Electrical	\$400	\$500	\$400	\$400
Mechanical	\$900	\$400	\$1,600	\$500
Total	\$22,500	\$1,200	\$2,800	\$1,600
Importance Code A	\$14,000	\$200	\$1,000	\$200
Importance Code B	\$8,500	\$800	\$1,800	\$1,400
Importance Code C		\$200	-	
Total	\$22,500	\$1,200	\$2,800	\$1,600



Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 30

chitecture	Current	nt Repair Future Replacement			М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls				* *	-	<b>#</b> 0.000	
Masonry: Brick	98% Now Corrosion/Rusting, E Location : Window Diagonal Cracks, Ex Location : Through Horizontal Cracks, E	Lintels tent : Severe, Area cout	Affected	ccted : 10% : 10%	5	\$8,800	
	Location : Window		00				
	Jnt Mortar Miss/Ero Location : Through Misaligned/Bulging, Location : North F	d, Extent : Moderat cout Extent : Severe, Ar	e, Area A	Affected : 50%			
Slate Panels	2% Now Broken/Missing Elen Location : Window Jnt Mortar Miss/Ero Location : Window	Sills d, Extent : Moderat			5	\$100	
	Spalling, Extent : Mo Location : Window		ted : 25%	6			
Windows Aluminum	70% 0-2 Glazing Broken/Crac Location : East Fac		2044 erate, Are	* * ea Affected : 2%	5	\$500	
	Vandalism, Extent : A Location : Fire Esc Other Observation, I Location : North F Explanation : Boar	cape, Damaged Win Extent : Moderate, 2 acade	dow Fra Area Affe	ected : 2%			
Metal/Detention Type	30%		2038	* *	5	\$1,400	
Parapets Masonry: Brick	95% Vegetation Growth, J Location : South	Extent : Light, Area	LIFE Affected	* * l : 20%	5	\$900	
Metal Panel	<u>5%</u>		2048	* *	5	\$200	
Roof	J / 0		2040		5	φ200	
Modified Bitumen	100% Ponding, Extent : Me Location : East	oderate, Area Affect	2036 ted : 20%	* *	10	\$3,600	

Interior

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 30

rchitecture		Current Repair		e Replacement		aintenance	
vstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Floors					_		
Cast in Place Concrete	-	Crumbling, Extent : Modera 1 : Boiler Room	LIFE te, Area Aj	* * ffected : 2%	5	\$700	
Ceramic Tile	5%		2037	* *	5	\$300	
Vinyl Tile	Cracking/ Location Worn/Ero	Now \$1,100 Crumbling, Extent : Modera 1 : Basement ded, Extent : Light, Area Affo 1 : Throughout	-	-	3	\$2,300	
Interior Walls		6					
Ceramic Tile	5%		2037	* *	5	\$400	
Concrete Masonry Unit	80%		LIFE	* *	5	\$2,800	
Gypsum Board	5%		LIFE	* *	5	\$300	
Plaster	10%		LIFE	* *	5	\$300	
Ceilings Plaster	Broken/M	Now \$6,400 issing Elements, Extent : Sev a : First Floor And Basement			5	\$2,900	
	Location	netration, Extent : Severe, Ar n : First Floor And Basement	Classroon			¢1.200	
Plaster Enclosure	30%		LIFE	* *	5	\$1,300	
Retaining Walls Cast in Place Concrete	100% Cracking/ Location	Crumbling, Extent : Light, A	2048 rea Affecto	* * ed : 10%			
te Pavements							
On-Site Walkways Asphalt	100%		2031	* *			
lectrical		Current Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location	servation, Extent : Light, Are 1 : Basement tion : One 100 Ampere Main			5 es From	Another Building	
Raceway							
Conduit	100%		2038	* *	1		
Panelboards Molded Case Bkrs	100%		2027	\$15,600	5	\$100	
Wiring				,			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Asset # : 30

		Asset # :	30				
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%		2033	* *	5		
bround							
Grounding Devices	1000/		LIPP	* *	-	¢100	
Generic	100%		LIFE	<u>ት</u> ት	5	\$100	
ighting Interior Lighting							
Fluorescent	20%		2028	\$13,700	10	\$700	
Thorescent		s And Fixtures, Extent : Light,			10	\$700	
	-	: Throughout	55				
Fluorescent	80%		2028	\$54,800	10	\$2,900	
Egress Lighting					÷	*=,- * *	
Emergency, Battery	50%		2028	\$2,800	10	\$500	
Exit, Battery	50%		2028	\$2,400	10	\$100	
Exterior Lighting							
HID	50%		2028	\$7,900	10		
		ervation, Extent : Light, Area	Affected	1:100%			
		: Throughout					
		tion : Controlled By Photocel	ls				
No Component	50%						
Alarm							
Security System Generic	100%		2028	\$12,600	1	\$1,500	
Fire/Smoke Detection	10070		2028	\$12,000	1	\$1,500	
Generic, Analog	50%		2028	\$21,600	1-3	\$1,200	
Generic, Analog	50%		2028	\$21,600	1-3	\$1,200	
8				+;•••		<i> </i>	
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре		(					
Ieating							
Energy Source	1000/		2029	* *	1		
Natural Gas	100%		2038	~ ~	1		
Conversion Equipment Hot Water Boiler	100%		2033	* *	1	\$2,000	
Hot water Boller		ervation, Extent : Light, Area		· 100%	1	\$2,000	
		e: Basement	njjeered	. 100/0			
		tion : 1 Gas Fired Modular H	ot Water	Boiler			
Distribution	- r · · · · · · ·						
Hot Wtr Piping/Pump	100%		2036	* *	4	\$200	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$1,300	
ir Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 30

Mechanical	Current Repair	Μ	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
<b>Conversion Equipment</b>						
Split Unit	100%	2028	\$83,400			
	Other Observation, Extent :		100%			
	Location : Basement, 1st,	0				
	Explanation : 3 Condense		andling Units C	n Each I	Floor. Refrigerant	
Distribution	Piping Missing Insulation	On Rooj.				
Distribution Ductwork/Diffusers	100%	LIFE	* *	2	\$5,200	
Ventilation	10070	LIIL		2	\$5,200	
Exhaust Fans						
Wall Unit	10%	2028	\$100	2		
truit onit	Other Observation, Extent :			-		
	Location : 1st Floor Kitch					
	Explanation : Exhaust Far			athroom.		
No Component	90%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Gas Fired	100%	2026	\$2,400	2	\$100	
Sanitary Piping						
Cast Iron	98%	LIFE	* *	1		
Cast Iron	2% Now	\$600 LIFE	* *	1		
	Leak Evident, Extent : Mode	erate, Area Affected : 10	00%			
	Location : Basement Class	sroom				
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	90%					
Generic	10%	2038	* *	1-2	\$100	
	No Backflow Preventer, Ext	ent : Light, Area Affecte	ed : 100%			
	Location : Basement					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>1375 BU;</li> <li>BROOK</li> <li>ACS0003</li> <li>27,100</li> <li>19-Jul-20</li> </ul>	3.000 / 13413		: N/A : 1972 / 1995 : CHILDREN'S SERV : NONE : 3079655	/ICES
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$212,800		
Interior Architect			\$52,600		\$126,600
Electrical			<i>\$62,000</i>		\$149,700
Mechanical			\$304,700		\$501,700
Total			\$570,000		\$778,100
Importance Code	А		\$311,200		\$328,200
Importance Code			\$258,800		\$371,400
Importance Code	С				\$78,400
Total			\$570,000		\$778,100
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$7,800			
Interior Architect	ure	\$46,400	\$2,300		\$2,900
Electrical		\$23,100	\$5,200	\$2,600	\$1,700
Mechanical		\$79,900	\$26,500	\$7,400	\$3,000
Total		\$157,200	\$34,000	\$10,000	\$7,700
Importance Code	Α	\$17,400	\$9,800	\$2,200	\$400
Importance Code	В	\$121,400	\$24,200	\$7,800	\$7,300
Importance Code	С	\$18,400			
Total		\$157,200	\$34,000	\$10,000	\$7,700



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

### ADMIN. FOR CHILDREN'S SERVICES - 068 JOHN COKER DAY CARE CENTER

#### Asset # : 13413

chitecture	Current Repair Future Replacement					Μ	laintenance	
stem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls Cast in Place Concrete	50/	Now	\$52,500	LIFE	* *	5	\$4,500	
Cast III Flace Colletete	-		\$52,500 ctent : Moderate		ffected · 20%	5	\$4,500	
		: Throughout		, 11 cu 11	<i>Jeelea</i> : 2070			
		-	nt : Light, Area	Affected	: 10%			
		: Throughout						
Masonry: Brick	95%	Now	\$160,200	LIFE	* *	5	\$17,000	
-	-	-	ctent : Moderate	e, Area Aj	ffected : 20%			
	Location : Throughout							
			nt : Moderate, .	4rea Affe	cted : 20%			
<u></u>	Location	: Throughout						
Windows Aluminum	100%	Now	\$7,800	2043	* *	5	\$300	
Aluminum	Broken/M		ts, Extent : Mod		ea Affected : 25%		\$300	
		nc Not Funct, : Throughout	Extent : Light, .	Area Affe	cted : 10%			
	Unit Inoperable, Extent : Moderate, Area Affected : 25% Location : Throughout							
		netration, Exte : Throughout	nt : Moderate, .	Area Affe	cted : 10%			
Parapets	0.50 (			00.40		<b>7</b> 10	<b>.</b>	
Metal: Cage/Fence Pre-Cast Concrete	95% 5%			2040 LIFE	* *	5-10	\$12,800 \$500	
Roof	3%0			LIFÉ		3	\$300	
Modified Bitumen	100%			2037	* *	10	\$29,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
		: Throughout						
			ent : Moderate,	Area Affe	ected : 100%			
		: Throughout						
rior	Explana	tion : Roof Co	vered With Rub	ber Pads				

Interior

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### ADMIN. FOR CHILDREN'S SERVICES - 068 JOHN COKER DAY CARE CENTER

#### Asset # : 13413

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors						_			
Cast in Place Concrete	5%	0-2	\$800	LIFE	**	5	\$3,400		
	-	rumbling, : Through	Extent : Light, Are	ea Affect	ed : 10%				
		-	xtent : Light, Area	Affected	· 10%				
		: Through		njjeereu	. 10/0				
Ceramic Tile	5%	0-2	\$1,600	2030	\$31,500	5	\$800		
	-	Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 10%				
Quarry Tile	10%			2032	* *	5	\$4,700		
Sheet Vinyl/Rubber	5%	2-4	\$4,800	2027	\$48,200	5	\$1,200		
		ded, Extent : Through	: Light, Area Affec out	ted : 109	%				
Vinyl Tile	75%	4+	\$20,700	2032	* *	3	\$8,800		
5	Deflection	Evident, E	xtent : Moderate, A	Area Affe	ected : 20%				
		: Along Be							
		ded, Extent : Along Bo	: Moderate, Area .	Affected	: 10%				
Interior Walls	Locuiton	. mong bi	isebburus						
Cast in Place Concrete	5%	0-2	\$9,000	LIFE	* *				
	Water Pen	etration, E	xtent : Light, Area		: 10%				
	Location	: Basemer	nt						
Ceramic Tile	5%			2030	\$78,400	5	\$2,700		
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,200		
Gypsum Board		Now	\$9,400	LIFE	* *	5	\$26,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Group 4 Classroom								
		-			-4-1.100/				
			xtent : Moderate, A Classroom	irea Ajje	cted : 10%				
Ceilings	Locuiton	. 010up 4	Clussroom						
AcousTileSusp.Lay-In	100%	Now	\$52,600	2040	* *	5	\$15,600		
neous mesuspillay m			Extent : Moderate,		fected : 10%	5	\$10,000		
		: Through							
			Extent : Light, Are	ea Affect	ed : 10%				
		0	out Basement						
			xtent : Moderate, A	lrea Affe	cted : 5%				
	Location	: Group 7	Classroom						

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Under 600 Volts

Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# ADMIN. FOR CHILDREN'S SERVICES - 068

### JOHN COKER DAY CARE CENTER

Asset # : 13413

Electrical	Current Repair	Future	Replacement	М		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment	1000/	2025	<b>* - - - - - - - - - -</b>	_	<b>#100</b>	
Fused Disc Sw	100%	2027	\$5,000	5	\$100	
	Other Observation, Extent . Location : Electrical Roo		lea : 100%			
	Explanation : Main Servio		0 Amperes			
Switchgear / Switchboard			· · · · · p · · · · ·			
Fused Disc Sw	50%	2027	\$50,900	5	\$100	
Fused Disc Sw	50%	2047	* *	5	\$100	
Raceway						
Conduit	70%	2027	\$38,400	1		
Conduit	30%	2047	* *	1		
Panelboards	100/	20.42	* *	~	¢100	
Fused Disc Sw Molded Case Bkrs	10% 90%	2043 2043	* *	5 5	\$100 \$600	
Wiring	90%	2043		3	\$000	
Thermoplastic	100%	2047	* *	1		
Motor Controllers	10070	2047		1		
Locally Mounted	100%	2032	* *	5	\$200	
Ground					· · · ·	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting	070/	2027	¢(0,400	10	¢ <b>2</b> 4 100	
Fluorescent	97% T-12 Lamps And Fixtures, I	2027 Extent · Moderate Are	\$60,400 a Affacted : 100%	10	\$24,100	
	Location : Throughout Th		и Ајјестей : 100/0	,		
Fluorescent	3%	2035	* *	10	\$700	
ruorescent	T-8 Lamps And Fixtures, E.			10	\$700	
	Location : Kitchen					
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$3,300	
Exit, Service	50%	2032	* *	1		
Exterior Lighting						
HID	20% Now	\$21,300 2037	* *			
	Malfunctioning, Extent : Se	were, Area Affected : 1	00%			
	Location : Outside					
LED	1%	2035	* *			
	Other Observation, Extent		100%			
	Location : Front Of The E					
No Comment	Explanation : 2 LED Ligh	us				
No Component Alarm	79%					

Alarm

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# ADMIN. FOR CHILDREN'S SERVICES - 068

# JOHN COKER DAY CARE CENTER

Asset # : 13413

Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm								
Security System No Component Generic	80% 20% Other Obso	ervation, E	Extent : Light, Area	2032 Affected	**	1	\$2,000	
		-	s And Outside					
	Explanat	ion : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection Generic, Digital			Extent : Light, Area out The Building	2032 Affected	* * 1: 100%	1-3	\$16,700	
		-	e Lights, Manual F	ull Stati	ons, Alarm Bells, H	Horns An	d Smoke Detectors	
lechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Electricity	70%			2037	* *	1		
Natural Gas	30%			2037	<b>*</b> *	1		
Conversion Equipment Furnace	15%			2022	\$9,300	1	\$2,000	
1 unace		v Efficient,	Extent : Moderate			1	\$2,000	
	Location : Roof							
			Extent : Light, Area	Affected	: 15%			
	Location	-						
P	_		oftop Package Unit		* *	1	¢1.000	
Furnace		Now in Place	\$9,300 Extent : Severe, Ar	2037		1	\$1,800	
	Location		Extent : Severe, III	eu nyjee	<i>icu</i> : 1576			
Radiant Heater		Now	\$98,500	2027	\$328,200	2	\$7,000	
	Not in Serv		t : Severe, Area Aff			2	\$7,000	
		ervation, E : Through	Extent : Severe, Are out	a Affecte	ed : 30%			
	Explanat	ion : Elect	ric Baseboard Rad	iation				
ir Conditioning								
Energy Source Electricity	100%			2035	* *	1		
Electricity	10070			2033		1		

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
#### ADMIN. FOR CHILDREN'S SERVICES - 068 JOHN COKER DAY CARE CENTER

#### Asset # : 13413

			Asset # 11	9413				
Mechanical		Current I	Repair	Futur	re Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	15%			2022	\$49,700	2	\$300	
5 6	-	-	tent : Light, Area A ient Unit, Roof	Iffected :	15%			
Ext Pkg Unit - Heating/Cooling		Now	\$49,700	2037	* *	2	\$200	
	Location	n : Roof	Extent : Severe, A					
Split Unit	Location	servation, E 1 : Roof	Extent : Light, Area	2035 Affected	* * ! : 40%			
Split Unit	Explana 20%		w Units, R-410a	2032	* *			
	Location		Extent : Light, Area its, R-410a	Affected	l : 20%			
Split Unit	10%	vice, Exten	t : Severe, Area Af	2022 fected : 1	\$56,500 20%			
		igerant, Ex	tent : Light, Area A	Iffected :	10%			
Terminal Devices								
Fan Coil - 2 Pipe	10%			2022	\$50,300	1	\$900	
Fan Coil - 4 Pipe	20%			2032	* *	1	\$1,800	
Fan Coil - 4 Pipe	40%			2035	* *	1	\$3,500	
No Component	30%							
Heat Rejection	400/			2025	<b>ب</b> د بد	•	<b>AA</b> (0.0	
Evaporative Condenser	40%			2035	* *	2	\$7,600	
Evaporative Condenser	20%			2032	* *	2	\$3,800	
Dry Cooler	10%			2022	\$14,400	2	\$1,900	
No Component	30%							
/entilation								
Distribution Ductwork/Diffusers	Unbalanc	-	\$24,400 Extent : Severe, Ar at b Side No Air Flo		* * ted : 25%	2-5	\$15,100	
Exhaust Fans	Locanor	zasemen						
Roof			\$8,800 t : Severe, Area Af	2027 fected : 7	\$43,900 70%	2	\$700	
lumbing	-	5						
H/C Water Piping Brass/Copper	100%			2037	* *	1		
Water Heater Electric	100%			2025	\$23,300	4	\$200	
					. ,			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

# ADMIN. FOR CHILDREN'S SERVICES - 068

#### JOHN COKER DAY CARE CENTER

Asset # : 13413

Mechanical	Current Repa	ir Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100% Now	\$3,900 LIFE	* *	1		
	Blockage /Clogged, Exten	nt : Moderate, Area Affe	ected : 100%			
	Location : Clogged Gre	ase Trap Under Kitche	n Sink			
Storm Drain Piping						
Cast Iron	100% Now	\$2,800 LIFE	* *	1		
	Blockage /Clogged, Exten	nt : Severe, Area Affecte	ed : 15%			
	Location : Water Backs	Up In Basement When	It Rains			
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
No Component	50%					
Generic	50%	2027	\$129,600	1-2	\$3,800	
Chemical System						
Generic	100%	2021	\$27,200	1-3	\$4,000	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Kitchen					
	Explanation : 1 Set					

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name Address				CR BELLEVUE HOSPIT 8 ST E.29 ST.	AL BLDG R-S	
Borough	: MANHA	ATTAN		Agency's Number	: N/A	
Program / Asset #	: HHC00	01.090 / 4372		Yr Built/Renovated	: 1904 / 2000	
Area Sq Ft	: 126,000			<b>Project Type</b>	: CHILDREN'S SERVICES	
Date of Survey	: 06-Nov-	2018		Landmark Status	: NONE	
Areas Surveyed	: Baseme	nt, Roof, Floo	•s 1,2,6,Ph,M	lez		
Block	: 962	Lot	: 100	BIN	: 1086515	
CAPITAL				FY 2021 - 2024	FY 2025 - 2030	0
Exterior Architec	ture			\$150,600	\$200,100	)
Interior Architect	ure			\$688,900	\$420,700	)
Electrical					\$113,300	)
Mechanical				\$110,900	\$860,800	)
Total				\$950,400	\$1,594,800	)

Total	\$950,400	\$1,594,800
Importance Code C	\$76,300	\$248,000
Importance Code B	\$643,800	\$1,146,700
Importance Code A	\$230,300	\$200,100
	\$200,100	\$1,00

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$122,700			
Interior Architecture	\$115,100		\$14,000	\$14,200
Electrical	\$23,700	\$14,400	\$18,900	\$16,000
Mechanical	\$40,200	\$70,800	\$49,500	\$71,200
Site Pavements	\$1,500			
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$332,800	\$114,800	\$112,000	\$131,000
Importance Code A	\$122,700	\$5,600	\$5,600	\$6,000
Importance Code B	\$137,500	\$109,200	\$106,400	\$125,000
Importance Code C	\$72,600			
Total	\$332,800	\$114,800	\$112,000	\$131,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Asset # : 4372

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls						_		
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$87,300	
Masonry: Brick		Now	\$45,700	LIFE	* *	5	\$72,700	
			Extent : Light, Ar	ea Affect	ed : 5%			
		: On Pent		1	-4-1.50/			
			xtent : Moderate, A					
			or Courtyard Into S					
Masonry: Granite	5%	0-2	\$13,800	LIFE	**	5	\$4,200	
			d, Extent : Moderat r Various Location		Affected : 10%			
Masonry: Limestone	10%			LIFE	* *	5	\$16,800	
	Staining/L	iscoloring,	Extent : Light, Ar	ea Affect	ed : 25%			
	Location	: Various	Locations					
Metal Panel	15%			2050	* *	5-10	\$115,300	
Windows								
Aluminum	95%			2046	* *	5	\$51,100	
Metal Louvers	5%			2039	* *	10	\$16,800	
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	\$71,700	
Masonry: Limestone	20%			LIFE	* *	5-10	\$32,000	
Roof								
IRMA/Protected Membrane	10%	Now	\$9,100	2035	* *			
		-	ings, Extent : Mod Over 6th Floor At S					
Metal Panel	50%	Now	\$6,400	2043	* *			
		issing Elem : Penthou	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
			xtent : Moderate, A nerator At Flue Pe	00				
Modified Bitumen	40%	Now	\$30,800	2035	* *			
	Miss/Dam		ings, Extent : Mod		ea Affected : 10%			
		etration, E : Over 6th	xtent : Moderate, 2 Floor	Area Affe	cted : 5%			
Soffits								
Glass: Special Gauge	100%			LIFE	* *	1		

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4372

Architecture		Current	ASSEL # : 4		o Poplacement		laintonanaa	
	0.1		-		e Replacement		laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%			2029	\$372,600	3	\$42,000	
			t : Light, Area Affec	cted : 5%	)			
	Location	: Auditori	ит					
Cast in Place Concrete	5%	2-4	\$10,100	LIFE	* *	5	\$20,400	
			, Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Ceramic Tile	5%	0-2	\$9,400	2039	* *	5	\$4,700	
	Jnt Morta	r Miss/Ero	d, Extent : Modera	te, Area A	Affected : 45%			
	Location	: Bathroo	ms And Toilets					
Cork Tile	6%	Now	\$174,500	2060	* *	5	\$4,900	
			ents, Extent : Mod		ea Affected : 15%		+ )	
		-	Offices Throughou		55			
			: Moderate, Area		: 25%			
			Offices Throughou					
		-	Extent : Moderate, A		ected : 25%			
			Offices Throughou					
			sive Failing					
Granite Panels	4%		\$6,600	LIFE	* *	5	\$5,600	
Granite Fallers			, Extent : Light, Ard		ed : 10%	5	\$5,000	
		: Through						
Sheet Vinyl/Rubber	4%			2035	* *	5	\$11,200	
Vinyl Tile		Now	\$201,900	2035	* *	3	\$42,700	
v myr i ne			nents, Extent : Mod		ea Affected · 10%		\$42,700	
			affic Areas In Corr				hairs	
		-	e, Extent : Moderat			0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
			affic Areas In Corr			, Office (	Thairs	
			tent : Light, Area A			0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
			affic Areas In Corr			, Office (	hairs	
			t : Moderate, Area			ojjiee c		
			affic Areas In Corr			, Office (	Thairs	
Interior Walls	Botuno				010111110115 1201011	0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Concrete Masonry Unit	5%	0-2	\$22,100	LIFE	* *	5	\$7,600	
concrete musonity enit			Extent : Light, Ard		ed : 10%	5	\$7,000	
	0	0	out Basement Mec	00				
Glass: Single Pane	5%			LIFE	* *	5	\$28,600	
Gypsum Board	75%	0-2	\$24,700	LIFE	* *	5	\$171,700	
Gypsull Board						5	\$171,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Corners In Basement Corridors							
			Extent : Moderate, A		ected · 5%			
			In Basement Corri					
			ct Damage, Missin		· Guards			
Masonmy Driels	10%	-	er Dumuge, missin	LIFE	* *	10	\$11,400	
Masonry: Brick					* *	10		
Wood	5%			LIFE		5	\$152,600	

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 4372

Architecture		Current	ASSEL # 1 4		e Replacement	M	aintenance	
System	0/ 6		-		-			<b>D</b> • • •
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								1
Ceilings								
AcousTileSusp.Lay-In	60%			2043	* *	5	\$112,000	
	-	-	, Extent : Light, Ar Locations Through		ed : 5%			
Exposed Struc: Steel	10%			LIFE	* *	10	\$37,300	
Gypsum Board	15%			LIFE	* *	5-10	\$96,300	
Masonry: Infill Arch	5%			LIFE	* *	10	\$4,700	
Metal Panel	5%			LIFE	* *	5	\$23,300	
Wood	5%			LIFE	* *	5	\$163,300	
ite Enclosure Fence/Gates								
Iron Picket	100%			2065	* *			
Free Standing Walls	10070			2005				
Masonry: Fieldstone	100%			2050	* *			
Wasoni y. Tieldstone		ervation F	Extent : Light, Area		• 100%			
		: Main En		njjeered	. 10070			
			rial Is Granite Pan	el				
Retaining Walls	Enprunta							
Cast in Place Concrete	90%			2065	* *			
Masonry: Fieldstone	10%			2050	* *			
Wasoniy. Telastone	Other Obs	ervation, E : Main En	Extent : Light, Area		: 100%			
	Explana	ion : Maie	rial Is Granite Pan	ei				
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
Activity Yard	10070			2043				
Rubber Matting	100%	Now	\$1,500	2030	\$4,900			
Rubbel Matting			oderate, Area Affec					
	-		or Courtyard	ieu . 157	0			
			Extent : Moderate, 2	Aroa Aff	acted · 5%			
			or Courtyard		cieu . 570			
			ing At Seams, Not I		Correctly Causing	Water 7	o Enter Ind Floor	
	Ехрипи		ng Ai Seams, Noi 1	Juning	Correctly Causing	, muler 1	o Enter 2nd Floor	
Electrical		Current	Repair	Futur	e Replacement	М	aintenance	
System	0 (     0							
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	\$500	
		ervation. F	Extent : Light, Area		: 100%	5	ψ500	
		: Electrico			0 0 / 0			
			Service Equipment	Includes	Two 4,000 Amner	e Switche	es And 3 000	
	Ampere				1 1,000 minper	- Smith	5	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4372

Electrical	Current Repair Future Replacement Maintenance							
System Component Type	% of Fail Date Estim Total (Years)	aated Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Transformers				_				
Dry Type	100%	2043	* *	5	\$500			
	Other Observation, Extent : Location : Basement And (		00%					
	Explanation : The Transfo.		Four 15 Viloual	tampana	Stop up			
	Transformers For Elevator		<i>Our 45</i> Knovon	umperes	Siep-up			
Switchgear / Switchboard	U							
Fused Disc Sw	100%	2050	* *	5	\$500			
Raceway								
Conduit	100%	2050	* *	1				
Panelboards				_	<b>.</b>			
Fused Disc Sw	20%	2046	* *	5	\$600			
Molded Case Bkrs	80%	2046	* *	5	\$2,700			
Wiring	1000/	2050	* *	1				
Thermoplastic	100%	2050	~ ~	1				
Motor Controllers	1000/	20.42	* *	5	¢000			
Locally Mounted round	100%	2043		5	\$800			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$3,700			
Generie	Other Observation, Extent :		00%	5	\$5,700			
	Location : Basement	8						
	Explanation : The Ground	Connection Is Located	In The Steam R	oom.				
tand-by Power								
Transfer Switches								
Automatic	100%	2043	* *	1	\$38,800			
Generators								
Diesel	100%	2039	* *	1	\$48,800			
	Other Observation, Extent :	Light, Area Affected : 1	00%					
	Location : Penthouse			<b>1</b> , <b>1</b> , <b>1</b>				
Batteries	Explanation : The Diesel (	senerator is Ratea 400 I	Kilovoltampere.	s. It Is In	Good Condition.			
Lead/Acid	80%	2024	\$1,300	5	\$3,700			
Lead/Acid	Other Observation, Extent :			5	\$5,700			
	Location : 6th Floor	Eigni, firea fijjeelea . T	0070					
	Explanation : Penthouse							
Lead/Acid	20%	2024	\$300	5	\$900			
	Other Observation, Extent :			5	φ200			
	Location : 6th Floor		/ -					
	Explanation : Load Banks	Are Used For Generato	r Testing.					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4372

Flootrical	Asset # :		Maladamanaa	
Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Co (Yrs)	st Priority
tand-by Power				
Fuel Storage				
Day Tank	30%	2046 **	5 \$7,00	0
	Other Observation, Extent : Light, Al	rea Affected : 100%		
	Location : Penthouse	1200 C 11		
	Explanation : The Day Tank Is Rate		<b>-</b>	<u>^</u>
Main Tank	70%	2058 **	5 \$2,60	0
	Other Observation, Extent : Light, Al	rea Affected : 100%		
	Location : Basement	ted 2 000 Callona		
i-lain-	Explanation : The Main Tank Is Ra	tea 2,000 Gallons.		
ighting Interior Lighting				
Fluorescent	98%	2035 **	10 \$113,30	0
1 horeseent	Motion Sensors in Use, Extent : Ligh		10 0115,50	0
	Location : Throughout	, 11 eu 199 eereu 1 1 0 0 7 0		
	T-8 Lamps And Fixtures, Extent : Lig	nt. Area Affected : 100%		
	Location : Throughout	,,		
	Other Observation, Extent : Light, Al	rea Affected : 100%		
	Location : Throughout The Building			
	Explanation : Some Lights Are Con		ontrol System.	
HID	2%	2035 **		0
Egress Lighting				-
Emergency, Service	50%	2035 **	1	
Exit, LED	50%	2058 **	1	
Exterior Lighting				
Fluorescent	100%	2035 **	10 \$11,50	0
	Other Observation, Extent : Light, A	rea Affected : 100%		
	Location : Exterior			
	Explanation : The Exterior Lights A	Are Controlled With Photocel	<i>l</i> .	
ightning Protection				
Arresters/Cabling	1000/	<b>•••</b>		•
Generic	100%	2058 **	5 \$3,70	0
Alarm				
Security System	250/			
No Component	25%	2025 **	1 025.20	0
Generic	75% Other Observation Extent : Light 4	2033	1 \$35,30	0
	Other Observation, Extent : Light, An Location : Throughout	rea Affectea : 100%		
	Explanation : The Security System .	Includes Cameras And Card	Access Control	
Fire/Smoke Detection	Explanation . The security system .	Includes Cumerus And Curu	access Control.	
No Component	70%			
Generic, Analog	30%	2035 **	1-3 \$23,30	0
			φ23,30	~
Mechanical	Current Repair	Future Replacement	Maintenance	
System	% of Fail Date Estimated Co	st Year Estimated Cost	Cycle Estimated Co	st Priority
Component	Total (Years)	FY	(Yrs)	
Туре	····· ( ······························			

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4372

			A5501#.4					
Mechanical	Current Repair Future Replacement				Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating				•				
Energy Source								
Utility Steam	100%			2040	* *	1		
Conversion Equipment Heat Exchanger, Plate &	90%	Now	\$79,700	2043	* *	1	\$50,500	
Frame	Leak Evid	ent Extent	: Moderate, Area	Affected	5%			
		eni, Exieni : Basemen		ijjeeieu .	570			
			Txtent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 2 Uni	ts - One Needs Im	mediate I	Repair			
Pres. Reducing	10%			2039	* *	5	\$700	
Valve/LP Steam	1070			2007		U	4,00	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 2 Stag	ge					
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	\$9,300	
Terminal Devices								
Air Handler	30%			2035	* *	1	\$23,400	
Convector/Radiator	10%			2043	* *	1	\$4,100	
Fan Coil Unit/Heat	60%			2035	* *	1	\$24,400	
Air Conditioning								
Energy Source	1000/			2046	* *	1		
Electricity	100%			2046	* *	1		
Conversion Equipment	90%			2039	* *	1	\$122.700	
Centrifugal, Elec Chiller	R-22 Refr	igerant, Ext : Chiller	ent : Light, Area A			1	\$122,700	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 2 Mu	lti Stack Chillers					
Split Unit	10%			2035	* *			
Distribution								
CW & CHW Wtr	100%			2050	* *	4	\$9,300	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	30%			2035	* *	1	\$23,400	
Fan Coil - 4 Pipe	70%			2035	* *	1	\$28,500	
Heat Rejection								
Water Cooling Tower	100%			2028	\$466,900	2	\$126,800	
Ventilation								
Distribution	1000/			TIPP	ىلە بىلە	2.5	¢111.000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$111,200	
Exhaust Fans	000/			2020	¢202.000	2	<b>42</b> 500	
Interior	90%			2030	\$393,900	2	\$3,500	
Roof	10%			2030	\$20,400	2	\$400	

Plumbing

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 4372

	A3361#.4572									
Mechanical	Current Repair Future Replacement Maintenance									
System % o Component Tota		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
lumbing										
H/C Water Piping										
Brass/Copper 100	0%	2040	* *	1						
HW Heat Exchanger										
Steam Fired 100	0%	2040	* *	4	\$12,500					
Sanitary Piping			ate ate							
Cast Iron 100	0%	LIFE	* *	1						
Storm Drain Piping	A0 /	TIPE	* *	1						
Cast Iron 100	J%	LIFE	<b>*</b> *	1						
Sump Pump(s)	N0 /	2025	* *	4	¢2 700					
Non-Submersible 100	1%0	2035	•• ••	4	\$2,700					
Pool Filter/Treatment Not Accessible 100	N0 /									
	7% Observation, Extent : Light, Area	a Affactad	1 · 0%							
	ion : Playground Area Of Roof	и Ајјескей	. 070							
	nation : Fountains									
Backflow Preventer	nation : 1 ountains									
Generic 100	9%	2035	* *	1	\$7,700					
Fixtures					4,,,,,,,					
Generic 100	0%									
Obsole	te Fixtures, Extent : Moderate, A	Area Affec	cted : 5%							
Locat	ion : Toilet Rooms									
Vertical Transport										
Elevators										
Geared Traction 80	9%	LIFE	* *							
	Observation, Extent : Light, Area	a Affected	l : 100%							
	ion : Basement To 6th Floor									
Expla	nation : 4 Passenger Units									
Hydraulic 20	9%	LIFE	* *							
Other (	Observation, Extent : Light, Area	a Affected	l : 20%							
Locat	ion : Basement To 1st Floor									
	nation : 1 Freight									
ire Suppression										
Standpipe										
Generic 100	0%	2050	* *	1-5	\$63,500					
Sprinkler										
Generic 100	0%	2050	* *	1-2	\$35,300					
Fire Pump	A0 /									
Generic 100	J%	2039	* *	1	\$23,500					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

#### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name Address Borough		OND EARLY LEARNING DADWAY @ HENDERSON		: N/A	
Program / Asset #			Yr Built/Renovated		
8		4.000 / 13414		: 1973 / 2009	VICES
Area Sq Ft Date of Survey	: 22,752	<b>A</b> 010	Project Type	: CHILDREN'S SER	VICES
-	: 29-May-		Landmark Status	: NONE	
Areas Surveyed		nt, Roof, Floors 1,2			
Block	: 174	Lot : 6	BIN	: 5004830	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$73,200		
Electrical					\$140,800
Mechanical					\$376,500
Total			\$73,200		\$517,400
Importance Code	А		\$73,200		\$98,400
Importance Code	В				\$419,000
Total			\$73,200		\$517,400
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$71,200	\$13,700		\$1,000
Interior Architect	ure	\$36,600	\$14,300	\$1,000	\$2,800
Electrical		\$600	\$800	\$700	\$24,400
Mechanical		\$50,600	\$2,500	\$4,400	\$2,300
Site Pavements		\$2,900		\$100	\$200
Elevators/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$165,900	\$35,300	\$10,100	\$34,800
Importance Code	А	\$91,500	\$14,800	\$1,100	\$2,200
Importance Code	В	\$56,400	\$20,500	\$7,900	\$32,400
Importance Code	С	\$18,100		\$1,100	\$200
Total		\$165,900	\$35,300	\$10,100	\$34,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 13414

Architecture		Current Rep	air	Futur	e Replacemer	nt	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
xterior									
Exterior Walls							_		
Cast in Place Concrete	3%	N	<b>#72 200</b>	LIFE		* *	5	\$4,300	
Concrete Masonry Unit		Now	\$73,200 : <i>Moderate, A</i>	LIFE		~ ~	5	\$5,300	
	0	: Throughout	: Moderale, Al	ea Ajjeci	lea : 5%				
		-	nt : Moderate, A	trea Affe	cted · 5%				
		: Throughout							
		0	nt : Light, Area	Affected	: 5%				
		: Throughout	0						
Masonry: Brick	67%	Now	\$29,900	LIFE	:	* *	5	\$19,000	
,	Water Pen	etration, Exter	nt : Light, Area	Affected	: 20%				
	Location	: Throughout							
Windows				• • • -					
Aluminum	100%			2045	:	* *	5	\$3,700	
Parapets Metal Panel	150/			2040		* *	5	\$2 100	
Metal: Cage/Fence	15% 85%			2049 2042		* *	5 5-10	\$2,100 \$23,500	
Roof	0370			2042			3-10	\$25,500	
Modified Bitumen	20%	Now	\$14,200	2037	:	* *			
	Water Pen		nt : Moderate, 2		cted : 20%				
Play Surface		Now	\$27,100	2034	:	* *			
5			nt : Moderate, A		cted : 10%				
	Location	: Throughout							
Soffits									
Metal Panel	100%			2049	:	* *	5-10		
nterior									
Floors Cast in Place Concrete	5%			LIFE	:	* *	5	\$2,000	
Cast in Place Concrete Ceramic Tile	5% 5%	Now	\$1,300	2038	:	* *	5 5	\$2,900 \$700	
Cerainie The			tent : Moderate		ffected : 10%		5	\$700	
		: Throughout		, J.	5				
	Patching I	Evident, Extent	: Light, Area A	ffected :	10%				
	Location	: Throughout	Toilets						
Quarry Tile	5%			2042	:	* *	5	\$2,000	
Vinyl Tile	85%	2-4	\$20,100	2034	:	* *	3	\$8,500	
	-	-	tent : Moderate	, Area Aj	ffected : 10%				
	Location	: Throughout							
Interior Walls									
Ceramic Tile	5%			2038	:	* *	5	\$2,100	
Concrete Masonry Unit	10%	N	Φ1 <b>5 0</b> 00	LIFE	:	* *	5	\$1,700	
Gypsum Board	85% Cracking/	Now Smumbling Fr	\$15,200 tent : Light Ar	LIFE		~ ~	5	\$21,000	
		: Throughout	tent : Light, Ar	ги Ајјеси	eu . J70				
			nt : Light, Area	Affected	· 10%				
		contront, Later	·· ·, ···, · · · CU						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 13414

		Asset # : 1	5414				
Architecture		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior			•				
Ceilings							
AcousTileSusp.Lay-In	100%		2042	* *	5	\$26,600	
	0	Discoloring, Extent : Light, 2	Area Affect	ed : 5%			
		1 : Throughout netration, Extent : Light, Are	na Affactad	. 50/			
		ierration, Extent . Eight, Are	u Affecteu	. 570			
Site Enclosure	Locution	. Iniougnoui					
Fence/Gates							
Chain Link	80%		2049	* *			
Iron Picket	20%		2049	* *			
	Deterioral	ted Finish, Extent : Light, A	rea Affecte	d : 75%			
	Location	a : Throughout West Side					
Site Pavements							
Public Sidewalk	1000/		20.42	* *			
Cast in Place Concrete	100%		2042	· · ·			
On-Site Walkways Cast in Place Concrete	00%	Now \$800	2042	* *			
Cast III Flace Collefete		Crumbling, Extent : Moderd					
		: Throughout	ne, 11 eu 1	<i>fjeelea</i> : 1570			
		d/Bulging, Extent : Moderal	e. Area Af	fected : 5%			
	-	: Throughout	, 55				
Metal	8%	Now \$2,100	2049	* *	1-3	\$800	
	Cracked V	Veld, Extent : Moderate, Ard		: 5%			
	Location	a : Throughout					
	Loose Cor	nections, Extent : Moderate	e, Area Affe	ected : 10%			
		a : Throughout					
	-	earing/Scaling, Extent : Mo	derate, Ar	ea Affected : 15%			
		a : Throughout					
Metal	2%						
	270		2059	* *	1-3	\$200	
	270						
Electrical		Current Repair	Futur	e Replacement	М	aintenance	<b>D</b> • • •
	% of	Current Repair Fail Date Estimated Cos	Futur t Year		M Cycle		Priority
Electrical System		Current Repair	Futur	e Replacement	М	aintenance	Priority
Electrical System Component Type Under 600 Volts	% of	Current Repair Fail Date Estimated Cos	Futur t Year	e Replacement	M Cycle	aintenance	Priority
Electrical System Component Type Under 600 Volts Service Equipment	% of Total	Current Repair Fail Date Estimated Cos (Years)	Futur t Year FY	e Replacement Estimated Cost	M Cycle (Yrs)	aintenance Estimated Cost	Priority
Electrical System Component Type Under 600 Volts	% of Total	Current Repair Fail Date Estimated Cos (Years)	Futur t Year FY 2029	e Replacement Estimated Cost \$5,000	M Cycle	aintenance	Priority
Electrical System Component Type Under 600 Volts Service Equipment	% of Total 100% Other Obs	Current Repair Fail Date Estimated Cos (Years)	Futur t Year FY 2029 ea Affectea	e Replacement Estimated Cost \$5,000	M Cycle (Yrs)	aintenance Estimated Cost	Priority
Electrical System Component Type Under 600 Volts Service Equipment	% of Total 100% Other Obs Location	Current Repair Fail Date Estimated Cos (Years)	Futur t Year FY 2029 ea Affectea r	Estimated Cost \$5,000 \$2: 100%	M Cycle (Yrs)	aintenance Estimated Cost	Priority
Electrical System Component Type Under 600 Volts Service Equipment Fused Disc Sw	% of Total 100% Other Obs Location	Current Repair Fail Date Estimated Cos (Years)	Futur t Year FY 2029 ea Affectea r	Estimated Cost \$5,000 \$2: 100%	M Cycle (Yrs)	aintenance Estimated Cost	Priority
Electrical System Component Type Under 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	% of Total 100% Other Obs Location Explana	Current Repair Fail Date Estimated Cos (Years) servation, Extent : Light, Ard : Electrical Room 1st Floo tion : Two 400 Ampere Mai	Futur t Year FY 2029 ea Affectea r n Disconne	e Replacement Estimated Cost \$5,000 1 : 100% ect Switches	M Cycle (Yrs) 5	aintenance Estimated Cost \$100	Priority
Electrical System Component Type Under 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	% of Total 100% Other Obs Location	Current Repair Fail Date Estimated Cos (Years) servation, Extent : Light, Ard : Electrical Room 1st Floo tion : Two 400 Ampere Mai	Futur t Year FY 2029 ea Affectea r	Estimated Cost \$5,000 \$2: 100%	M Cycle (Yrs)	aintenance Estimated Cost	Priority
Electrical System Component Type Under 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	% of Total 100% Other Obs Location Explana	Current Repair Fail Date Estimated Cos (Years) Servation, Extent : Light, Art a : Electrical Room 1st Floo tion : Two 400 Ampere Mai	Futur t Year FY 2029 ea Affectea r n Disconne	e Replacement Estimated Cost \$5,000 1 : 100% ect Switches	M Cycle (Yrs) 5	aintenance Estimated Cost \$100	Priority

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

Asset # : 13414

	_	A336( <i>#</i> . K					
Electrical		Current Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							•
Panelboards							
Fused Disc Sw	5%		2045	* *	5		
Molded Case Bkrs	20%		2028	\$15,600	5	\$100	
Molded Case Bkrs	75%		2045	* *	5	\$500	
Wiring							
Thermoplastic	90%		2049	* *	1		
Thermoplastic	10%		2029	\$6,900	1		
Motor Controllers Locally Mounted	100%		2042	* *	5	\$200	
Bround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
Fluorescent	5%		2034	* *	10	\$1,000	
	Compact F Location	Fluorescent Light, Extent : Lig : Lobby	ght, Area	Affected : 100%			
Fluorescent	95%		2034	* *	10	\$19,800	
	-	And Fixtures, Extent : Light, : Throughout The Building	Area Af	fected : 100%			
Egress Lighting							
Emergency, Battery	50%		2034	* *	10	\$2,700	
Exit, Service	50%		2034	* *	1		
Exterior Lighting							
HID	100%		2034	* *	10	\$100	
larm							
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$2,600	
		ervation, Extent : Light, Area	Affected	l : 100%			
		: Hallways And Outside					
<b>F</b> ' /G 1 <b>D</b> / /	Explanat	ion : Intrusion Alarm And CO	TV Can	iera			
Fire/Smoke Detection	700/						
No Component	70%		2024	* *	1 2	¢1 000	
Generic, Digital	30%		2034	-r* Tr	1-3	\$4,200	
Mechanical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Energy Source							
Electricity	30%		2049	* *	1		
Natural Gas	70%		2049	* *	1		

All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Note : Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 13414

Mechanical		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								8
Conversion Equipment								
Furnace	50%			2029	\$26,200	1	\$5,600	
			tent : Light, Area	Affected	: 50%			
	Location Evaluated	-	~					
	_	ion : 2 Units	S					
Radiant Heater	25%			2034	* *	2	\$2,600	
Radiant Heater		Now	\$19,700	2029	\$98,400	2	\$2,100	
	-		ere, Area Affecte					
	Location	: Througho	ut, Defective Hea	ting Elen	nent			
Air Conditioning								
Energy Source	1000/			<b>.</b>	at at			
Electricity	100%			2045	* *	1		
Conversion Equipment							<b>.</b>	
Ext Pkg Unit -	100%			2029	\$278,100	2	\$1,400	
Heating/Cooling		_						
			tent : Light, Area	Affected	: 100%			
	Location	5						
	Explanat	ion : 2 Units	5					
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$20,500	LIFE	* *	2-5	\$1,300	
	-		tent : Severe, Are	a Affecte	d : 100%			
	Location	: Kitchen						
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$11,400	
Exhaust Fans								
Roof	100%			2034	* *	2	\$700	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Electric	100%			2027	\$19,600	4	\$100	
Sanitary Piping					+ - )		<b>*</b>	
Cast Iron	5%	Now	\$8,100	LIFE	* *	1		
Custinion			tent : Severe, Are		ed : 100%	1		
	-				se Trap Tends To	Become (	Clogged Due To	
		hing Of Lin		0	se mup remus re-		2108800 200 10	
Cast Iron	95%	0 1		LIFE	* *	1		
Storm Drain Piping	2070			2.1.1		-		
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)	10070					1		
Electric	100%			2034	* *	4	\$1,400	
Backflow Preventer	100/0			2034		+	\$1,400	
	1000/			2024	* *	1	¢1 400	
Generic	100%			2034		1	\$1,400	
Fixtures								
Generic	100%							

Vertical Transport

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 13414

Mechanical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Light,	Area Affected : 10	0%			
	Location : Basement To The Roo	f				
	Explanation : 1 Unit					
Fire Suppression						
Sprinkler						
No Component	10%					
Generic	90%	2049	* *	1-2	\$5,700	
Chemical System						
Generic	100%	2027	\$27,200	1-3	\$4,000	
	Other Observation, Extent : Light,	Area Affected : 10	0%			
	Location : Kitchen					
	Explanation : The System Yearly	Inspection Is Past	Due			

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date : 13-Sep-2019 ADMIN. FOR CHILDREN'S SERVICES - FY 2020

Asset Name Address					UGHTRY DAY CARE (	CENTER
		OND STREET BTW	-			
Borough	: BROOK			gency's Number		
Program / Asset #		2.000 / 13412		r Built/Renovate		
Area Sq Ft	: 11,200			roject Type	: CHILDREN'S SERV	/ICES
Date of Survey	: 06-Jun-2		L	andmark Status	: NONE	
Areas Surveyed	: Roof, Flo	oors 1,2				
Block	: 969	Lot : 52	B	[N	: 3346912	
CAPITAL			FY	2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$100,400		
Interior Architect	ure					\$215,900
Electrical						\$44,100
Mechanical						\$123,200
Total				\$100,400		\$383,300
Importance Code	А			\$100,400		
Importance Code	В					\$383,300
Total				\$100,400		\$383,300
EXPENSE		FY 20	21	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$6,0	00	\$600		\$1,000
Interior Architect	ure	\$13,7	00	\$600	\$1,900	\$1,300
Electrical		\$5	00	\$700	\$500	\$10,800
Mechanical		\$2,1	00	\$700	\$5,400	\$2,100
Elevators/Escalat	ors	\$3,9	00	\$3,900	\$3,900	\$3,900
Total		\$26,2	00	\$6,500	\$11,800	\$19,100
Importance Code	А	\$6,5	00	\$1,100	\$600	\$1,600
Importance Code	В	\$19,6	00	\$5,400	\$9,700	\$17,500
Importance Code	С				\$1,500	
Total		\$26,2	00	\$6,500	\$11,800	\$19,100



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

### ADMIN. FOR CHILDREN'S SERVICES - 068

#### STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

chitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	/				de ale	_	<b>*-</b>	
Cast Stone/Terra Cotta	5%	<b>.</b>	<b>#2.</b> (00)	LIFE	* *	5	\$7,900	
Masonry: Brick Cavity		Now	\$35,600	LIFE	* *	5	\$18,200	
		· Miss/Eroa : Window J	l, Extent : Moderat Sills	e, Area A	Affected : 10%			
Masonry: Granite	5%	. // ////// // //		LIFE	* *	5	\$800	
Windows								
Aluminum	100%			2045	* *	5	\$2,900	
Parapets						-	• )	
Concrete Masonry Unit	85%			LIFE	* *	5	\$4,000	
Metal Panel	12%			2049	* *	5	\$1,900	
Metal: Cage/Fence	3%			2042	* *	5-10	\$1,000	
Roof							. ,	
Metal Panel	25%	Now	\$6,000	2042	* *			
	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Room 20	3					
Modified Bitumen	75%	Now	\$64,800	2034	* *			1
			ere, Area Affected .					-
		: Through	00					
		-	Extent : Moderate	e, Area A	ffected : 100%			
		: Clogged						
			ings, Extent : Mod	erate. Ar	ea Affected : 20%			
		: Through	•		eu 1999eeteu - 2070			
		-	derate, Area Affec	ted : 40%	6			
		: Through			•			
		-	tent : Severe, Area	Affected	l : 40%			
		: Through		1990000				
		-	xtent : Moderate, A	trea Affe	cted · 10%			
					00000 1 1 0 / 0			
	Location	: Rooms L	20. 203 And 206					
Soffits	Location	: Rooms I.	20, 203 And 206					
Alum/Vinyl Siding	Location	: Rooms I.	20, 203 And 206	2049	* *	10		
Alum/Vinyl Siding		: Rooms I.	20, 203 And 206	2049	* *	10		
Alum/Vinyl Siding rior Floors	100%	: Rooms 1.	20, 203 And 206		**		\$1.100	
Alum/Vinyl Siding erior Floors Cast in Place Concrete	100%	: Rooms 1.	20, 203 And 206	LIFE	**	5	\$1,100 \$800	
Alum/Vinyl Siding rior Floors Cast in Place Concrete Ceramic Tile	100% 3% 5%	: Rooms 1.	20, 203 And 206	LIFE 2038	** ** **	5 5	\$800	
Alum/Vinyl Siding rior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	100% 3% 5% 5%			LIFE 2038 2042	* * * * * *	5 5 5	\$800 \$1,200	
Alum/Vinyl Siding rior Floors Cast in Place Concrete Ceramic Tile	100% 3% 5% 5% 25% Seams Opt	Now en/Split, Ex	\$6,300 tent : Moderate, A	LIFE 2038 2042 2029	* * * * \$126,200	5 5	\$800	
Alum/Vinyl Siding rior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	100% 3% 5% 5% 25% Seams Ope Location	Now en/Split, Ex : Public C	\$6,300 tent : Moderate, A	LIFE 2038 2042 2029 rea Affec	** ** \$126,200 ::ted : 25%	5 5 5	\$800 \$1,200	
Alum/Vinyl Siding rior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	100% 3% 5% 5% 25% Seams Ope Location Uneven Su	Now en/Split, Ex : Public C	\$6,300 tent : Moderate, A orridors tent : Moderate, A	LIFE 2038 2042 2029 rea Affec	** ** \$126,200 ::ted : 25%	5 5 5	\$800 \$1,200	
Alum/Vinyl Siding prior Floors Cast in Place Concrete Ceramic Tile Quarry Tile Sheet Vinyl/Rubber	100% 3% 5% 5% 25% Seams Ope Location Uneven Su	Now en/Split, Ex : Public C bstrate, Ex	\$6,300 tent : Moderate, A orridors tent : Moderate, A	LIFE 2038 2042 2029 rea Affec	** ** \$126,200 eted : 25%	5 5 5	\$800 \$1,200 \$3,100	
Alum/Vinyl Siding rior Floors Cast in Place Concrete Ceramic Tile Quarry Tile	100% 3% 5% 5% 25% Seams Opt Location Uneven Su Location 62%	Now en/Split, Ex : Public Cu bstrate, Ex : Public Cu 2-4	\$6,300 tent : Moderate, A orridors tent : Moderate, A orridors	LIFE 2038 2042 2029 rea Affec rea Affec 2029	** ** \$126,200 eted : 25% eted : 25% \$89,700	5 5 5 5	\$800 \$1,200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.* 

### ADMIN. FOR CHILDREN'S SERVICES - 068 STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

		Asset # : 1.	3412				
Architecture		Current Repair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Interior Walls							
Ceramic Tile	10%		2038	* *	5	\$3,000	
Concrete Masonry Unit	5%		LIFE	* *	5	\$600	
Gypsum Board	85%		LIFE	* *	5	\$15,100	
Ceilings							
AcousTileSusp.Lay-In	Water Per	Now \$2,000 netration, Extent : Moderate, . : Rooms 203 And 206	2042 Area Affe	* * ected : 10%	5	\$6,000	
Exposed Struc: Steel	2%		LIFE	* *			
Gypsum Board	25%	0-2 \$900	LIFE	* *	5	\$5,100	
		etration, Extent : Moderate, . : : Roof Stair And Library	Area Affe	ected : 10%			
ite Enclosure							
Fence/Gates			• • • • •	* *			
Iron Picket	100%		2064	* *			
Free Standing Walls	1000/		2064	* *			
Cast in Place Concrete	100%		2064	~ ~			
te Pavements							
Public Sidewalk Cast in Place Concrete	100%		2042	* *			
On-Site Walkways	10070		2042				
Cast in Place Concrete	100%		2042	* *			
Activity Yard	10070		2042				
Under Construction	100%						
Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5		
		ervation, Extent : Light, Area	ı Affectea	! : 100%			
		: Electrical Room					
	Explana	tion : Main Service Switch Ra	ted At 80	00 Amperes. It Is Ir	ı Good C	ondition.	
Switchgear / Switchboard	1000/		20.40	* *	~		
Fused Disc Sw	100%		2049	* *	5		
Raceway	1000/		20.40	* *	1		
Conduit	100%		2049	· · ·	1		
Panelboards	20/		2045	* *	5		
Fused Disc Sw Molded Case Bkrs	2% 98%		2045 2045	* *	5 5	\$300	
	90%		2043		3	\$300	
Wiring Thermoplastic	100%		2049	* *	1		
Motor Controllers	100/0		2079		1		
Locally Mounted	100%		2042	* *	5	\$100	
round	10070		2072		5	ψ100	

Ground

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#### ADMIN. FOR CHILDREN'S SERVICES - 068

#### STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

		A3361 # . 1	5412				
Electrical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Bround							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	100%		2034	* *	10	\$10,300	
		servation, Extent : Light, Arec 1 : Throughout The Building	a Affectea	1:100%			
		tion : Lighting Fixtures Are T	June T 9 1	among They Area Ir	Good	andition	
Egress Lighting	Ехрійни	tion . Ligning Fixtures Are I	<i>ype</i> 1-8 1	Lumps. They Are In	1000a C	onallion.	
Exit, LED	100%		2057	* *	1		
Exterior Lighting	10070		2007		1		
HID	100%		2029	\$44,100	10		
Alarm					•		
Security System							
No Component	70%						
Generic	30%		2034	* *	1	\$1,300	
		servation, Extent : Light, Arec	a Affected	l : 100%			
		: Throughout The Building	1 117. 1 4	T	<i>a</i>		
	Explana Conditio	tion : The Building Is Provide	ed With A	n Intrusion Alarm	System. I	t Is In Good	
Fire/Smoke Detection	Conuni						
No Component	40%						
Generic, Analog	60%		2034	* *	1-3	\$4,100	
_		servation, Extent : Light, Arec	a Affected	l : 100%			
		<i>i</i> : Throughout The Building					
	Explana	tion : The Fire Alarm System	Is In Goo	od Condition.			
Mechanical		Current Repair	Futur	re Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Vear	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priority
Component	Total	(Years)	FY		(Yrs)		
Туре							
Ieating Energy Source							
Natural Gas	100%		2049	* *	1		
Conversion Equipment	10070		2019				
Furnace	80%		2029	\$20,600	1	\$4,400	
		servation, Extent : Light, Area				• ) • •	
	Location	n : Roof					
	Explana	tion : 6 External Package Un	its				
Hot Water Boiler	20%		2034	* *	1	\$1,100	
Distribution							
Hot Wtr Piping/Pump	20%		2037	* *	4	\$200	
No Component	80%						
Terminal Devices							
Convector/Radiator	20%		2034	* *	1	\$700	
No Component	80%						

#### Air Conditioning

No Component

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80%

## ADMIN. FOR CHILDREN'S SERVICES - 068

#### STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

	Asset # .					
Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning						
Energy Source						
Electricity	100%	2037	* *	1		
<b>Conversion Equipment</b>						
Ext Pkg Unit - Heating/Cooling	90%	2029	\$123,200	2	\$600	
	Other Observation, Extent : Light, Art Location : Roof	ea Affected	: 100%			
	Explanation : 6 Package Units, R-22	2				
Split Unit	10%	2029	\$23,300			
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2	\$14,600	
entilation					. ,	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,200	
Exhaust Fans						
Roof	90%	2029	\$16,300	2	\$300	
Roof	10% Now \$900		\$1,800	2		
	Other Observation, Extent : Severe, A Location : Roof		ed : 100%			
	Explanation : Kitchen Exhuast Not	Working				
lumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Water Heater						
Gas Fired	100%	2027	\$6,700	2	\$200	
	Other Observation, Extent : Light, Art Location : 2nd Floor	ea Affected	: 100%			
	Explanation : One 75-gallon, One 4	-gallom				
Sanitary Piping						
Cast Iron	98%	LIFE	* *	1		
Cast Iron	2% Now \$200	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area A Location : 1st Floor Ceiling	ffected : 10	00%			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2029	\$2,800	1	\$700	
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
ž	Other Observation, Extent : Light, Art Location : 1st To 2nd Floor		: 100%			
	Explanation : 1 Unit					
ing Symmographics	Explanation : 1 Unit					

#### Fire Suppression

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

## ADMIN. FOR CHILDREN'S SERVICES - 068 STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER

Asset # : 13412

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Chemical System							
No Component	95%						
Generic	5%		2024	\$1,400	1-3	\$200	

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<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

 Note :
 All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.